



LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS to be made by the Lead Member for Resources and Climate Change,
Councillor Nick Bennett

TUESDAY, 22 APRIL 2025 AT 3.00 PM

REMOTE MEETING VIA MICROSOFT TEAMS

AGENDA

1. Decisions made by the Lead Cabinet Member on 31 March 2025 (*Pages 3 - 8*)
2. Disclosure of Interests
Disclosure by all Members present of personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct
3. Urgent items
Notification of any items which the Lead Member considers urgent and proposes to take at the appropriate part of the agenda.
4. Sandbanks, 1 Cacklebury Close, Hailsham - Disposal of Freehold (*Pages 9 - 14*)
Report by the Chief Operating Officer
5. Rye Bay Project Office, Rye - Disposal of Freehold (*Pages 15 - 20*)
Report by the Chief Operating Officer
6. Playing Field Adjacent to the Tilling Green Community Centre, Rye (*Pages 21 - 24*)
Report by the Chief Operating Officer
7. Any urgent items previously notified under agenda item 3

PHILIP BAKER
Deputy Chief Executive
County Hall, St Anne's Crescent
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10 April 2025

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NOTE: As part of the County Council's drive to increase accessibility to its public meetings, this meeting will be broadcast live on its website. The live broadcast is accessible at:
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LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 31 March 2025 at Remote Meeting via Microsoft Teams

Councillor Maples spoke on item 5 (see minute 69)

64. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 14 JANUARY 2025

64.1 The Lead Member approved as a correct record the minutes of the meeting held on 14 January 2025.

65. DISCLOSURE OF INTERESTS

65.1 Councillor Maples declared a personal interest in items 5 and 10 as a Member of Lewes District Council. She did not consider this to be prejudicial.

66. URGENT ITEMS

66.1 There were none.

67. REPORTS

67.1 Reports referred to in the minutes below are contained in the minute book.

68. WRITE-OFF OF DEBTS

68.1 The Lead Member considered a report by the Chief Operating Officer together with exempt information in a later agenda item.

DECISIONS

68.2 The Lead Member RESOLVED to:

- 1) Approve the writing-off of 12 debts amounting to £208,591.46 in the Council's 2024/2025 accounts;
- 2) Note that provision is made for bad and doubtful debts; and
- 3) Note the current debt position and steps being put in place to make improvements.

REASONS

68.3 There is no prospect of recovering the 12 outstanding debts despite efforts made to recover the outstanding sums, all routes have now been exhausted.

69. LAND PARCELS AT THE PHOENIX CAUSEWAY AND NORTH STREET, LEWES - DISPOSAL OF FREEHOLD

69.1 The Lead Member considered a report by the Chief Operating Officer together with exempt information in a later agenda item.

DECISIONS

69.2 The Lead Member RESOLVED to:

1) Subject to formal stopping up procedures, declare land under the adopted highway at North Street, Lewes, required for the North Street Quarter regeneration scheme, surplus to requirements of the Council;

2) Delegate authority to the Chief Operating Officer to:

(a) declare the exact extent of the identified land parcels, hatched blue set out in Appendix 1 of the report to be surplus to the requirements of the Council;

(b) agree the terms of the sale to achieve best consideration for the land parcels to be disposed of, in accordance with s123 of the Local Government Act 1972, including proceeding with the next best offer(s) in the event of the transaction(s) not completing within the expected timelines; and

(c) take all actions necessary to give effect to the recommendations in the report.

and

3) Approve the disposal of the land parcels in accordance with s.123 of the Local Government Act 1972.

REASONS

69.3 When development of North Street Quarter is brought forward, benefits for the wider community will be realised, including new homes, employment opportunities, flood defence works and the provision of a new bus layby and associated infrastructure.

69.4 Declaring the land parcels surplus to the operational requirements of the Council and disposing of them to the developer (subject to conditions for the highway land and the developer entering into a Section 278 Agreement so that the exact extent of the land to be disposed of to the developer can be agreed), enables the Council to facilitate the regeneration of a strategic brownfield site in Lewes.

69.5 The exact extent of East Sussex County Council land to be disposed of cannot be confirmed until the final designs for the bus layby and bus shelter have been produced and agreed. Therefore, the delegations to the Chief Operating Officer will facilitate the effective disposal.

70. FORMER SIDLEY DEPOT SITE, BEXHILL - ALTERNATIVE OCCUPATION ARRANGEMENTS

70.1 The Lead Member considered a report by the Chief Operating Officer together with exempt information in a later agenda item and written comments from Local Member, Councillor Azad.

DECISIONS

70.2 The Lead Member RESOLVED to:

- 1) Approve Rother District Council taking a new lease of Sidley Depot, Bexhill for a period of 10 years to use as a Refuse Vehicle depot; and
- 2) Delegate authority to the Chief Operating Officer to determine the detailed terms of the lease, to approve the final lease negotiations and the signing of the lease by East Sussex County Council and to take any other actions considered appropriate to give effect to the above resolution.

REASONS

70.3 By entering into the proposed lease arrangements with Rother District Council, East Sussex County Council can help to support a public sector partner in the expansion of waste collection services in the local area. The proposed terms are considered to reflect the best consideration for the Site in accordance with s.123 of the Local Government Act 1972.

70.4 Delegation of authority to the Chief Operating Officer to approve the final lease negotiations, the signing and completion by East Sussex County Council of the new lease and any related documentation and to take any other actions considered appropriate to give effect of resolution 1) above, will facilitate the timely completion of the lease documentation.

71. EXCLUSION OF THE PUBLIC AND PRESS

71.1 It was RESOLVED to exclude the public and press from the meeting for the remaining agenda items on the grounds that if the public and press were present there would be disclosure to them of exempt information as specified in paragraphs 1 and 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended), namely information relating to any individual and information relating to the financial or business affairs of any particular person (including the authority holding that information).

72. WRITE-OFF OF DEBTS 2024/25 - EXEMPT INFORMATION

72.1 The Lead Member considered a report by the Chief Operating Officer which provided exempt information in support of an earlier item on the agenda.

DECISIONS

72.2 The Lead Member RESOLVED to note the exempt information in relation to an earlier item on the agenda.

REASONS

72.3 The report contained exempt information in relation to an earlier item on the agenda.

73. LAND PARCELS AT THE PHOENIX CAUSEWAY AND NORTH STREET, LEWES - DISPOSAL OF FREEHOLD - EXEMPT INFORMATION

73.1 The Lead Member considered a report by the Chief Operating Officer which provided exempt information in support of an earlier item on the agenda.

DECISIONS

73.2 The Lead Member RESOLVED to note the exempt information contained in this report in support of an earlier agenda item.

REASONS

73.3 The report contained exempt information in relation to an earlier item on the agenda.

74. FORMER SIDLEY DEPOT SITE, BEXHILL - ALTERNATIVE OCCUPATION
ARRANGEMENTS - EXEMPT INFORMATION

74.1 The Lead Member considered a report by the Chief Operating Officer which provided exempt information in support of an earlier item on the agenda.

DECISIONS

74.2 The Lead Member RESOLVED to note the exempt information contained in this report in support of an earlier agenda item.

REASONS

74.3 The report contained exempt information in relation to an earlier item on the agenda.

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Report to: Lead Member for Resources and Climate Change

Date of meeting: 22 April 2025

By: Chief Operating Officer

Title: Sandbanks, 1 Cacklebury Close, Hailsham – Disposal of Freehold

Purpose: To seek a declaration that the property is surplus to the operational requirements of the Council and to seek agreement to dispose of the asset in accordance with s123 of the Local Government Act 1972

RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) Declare Sandbanks, 1 Cacklebury Close, Hailsham (the Property) to be surplus to the requirements of the Council;
- 2) Approve the disposal of the Property in accordance with s123 of the Local Government Act 1972;
- 3) Delegate authority to the Chief Operating Officer to agree the terms of the sale to achieve best value for the Property in accordance with s123 of the Local Government Act 1972, including proceeding with the next best offer(s) in the event of the transaction(s) not completing within the expected timelines; and
- 4) Delegate authority to the Chief Operating Officer to take all actions necessary to give effect to the recommendations in this report.

1 Background

1.1 The Lead Member for Adult Social Care approved the relocation of the Learning Disability Service then operating from Sandbanks at a meeting on 13 October 2015 - [Decision - Development of Learning Disability Respite Services | East Sussex County Council](#)

1.2 The service vacated in 2016. As part of the Adult Supported Living Project, new accommodation has now been developed at Grangemead, Hailsham. This completed in 2025.

1.3 The Property, known as Sandbanks, is identified in Appendix 1, comprises a two-storey building that was constructed in the 1970s, with a rear garden. Adjacent to the Property is a modern, single-storey building called The Martins. This is an operational building owned by the Council and would not form part of any disposal of Sandbanks. New fencing or an appropriate boundary marker will need to be put in, and this can be made a condition of the sale contract. Additionally, the services are currently shared by the Property and The Martins and will therefore need to be separated prior to any disposal.

1.4 Various operational requirements have been considered for the Property since the vacation of the service in 2016. However, none have come to fruition.

1.5 The site is situated on the outskirts of Hailsham, in a popular residential area.

2 Supporting information

2.1 The following options have been identified for the Property:

1. Retain for a Council service;
2. Rent to an East Sussex County Council (ESCC) partner or external tenant; or
3. Dispose of the freehold.

2.2 Option 1 (Retain for a Council service): all Council Directorates have confirmed that there is no operational service need for the Property.

2.3 Option 2 (Rent to an ESCC partner or external tenant): the Property will require significant refurbishment if it were to be let. The necessary work needed to put the Property in good condition would either need to be undertaken by the Council at its expense, or by way of a lengthy rent free or incentive period via a tenant.

2.4 Option 3 (Dispose of the Freehold): the Property is likely to be considered as a small residential development site, or as a care home, subject to gaining the necessary planning consents. It is understood from local agents that there is a good level of demand in the open market for sites of this nature. If offers are made by community or voluntary organisations, they will be considered alongside companies or developers submitting commercial bids.

2.5 The disposal of the Property will result in a capital receipt. Capital receipts are an important source of funding, and the Council seeks to maximise the levels of these resources. The funds will be used to reduce the need to borrow in accordance with the Council's Capital Strategy and also supports the Council's Strategic Asset Plan 2020-2025.

2.6 The disposal of the Property on the open market (Option 3) is therefore considered to be the most appropriate strategy.

2.7 It is not listed as an Asset of Community Value under the Localism Act 2011.

2.8 In the event that an offer was accepted, and that transaction did not progress as expected, the Council would reserve the right to proceed with the next best offer, or to re-market the property if appropriate. The timeframe for a transaction varies depending on a number of reasons. For example, the offer may be made on a conditional or unconditional basis, subject to planning approval, or subject to finance being obtained. Target timescales will be recorded at the memorandum of sale stage and will form part of the sale contract.

2.9 The Local Member has been consulted on the proposed sale of the Property and had no objection to the proposal.

3 Conclusion and reasons for recommendations

3.1 The Council has no ongoing operational use for the Property. The Property is surplus to the Council's requirements and the disposal of it will reduce revenue liabilities relating to the management and holding costs of this surplus asset, as well as providing the Council with a capital receipt.

3.2 The Lead Member for Resources and Climate Change is recommended to declare the Property to be surplus to the Council's requirements and approve the disposal of it in accordance with s.123 of the Local Government Act 1972.

3.3 To facilitate the effective disposal of the Property, the Lead Member is also recommended to delegate to the Chief Operating Officer authority to agree the terms of the sale to achieve the best consideration for the Property in accordance with s123 of the Local Government Act 1972, including authority to proceed with the next best offer(s) in the event of the transaction(s) not completing within the expected timelines and to take all actions necessary to give effect to the recommendations in this report.

ROS PARKER
Chief Operating Officer

Contact Officer: Rebecca Lewis
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Email: rebecca.lewis@eastsussex.gov.uk

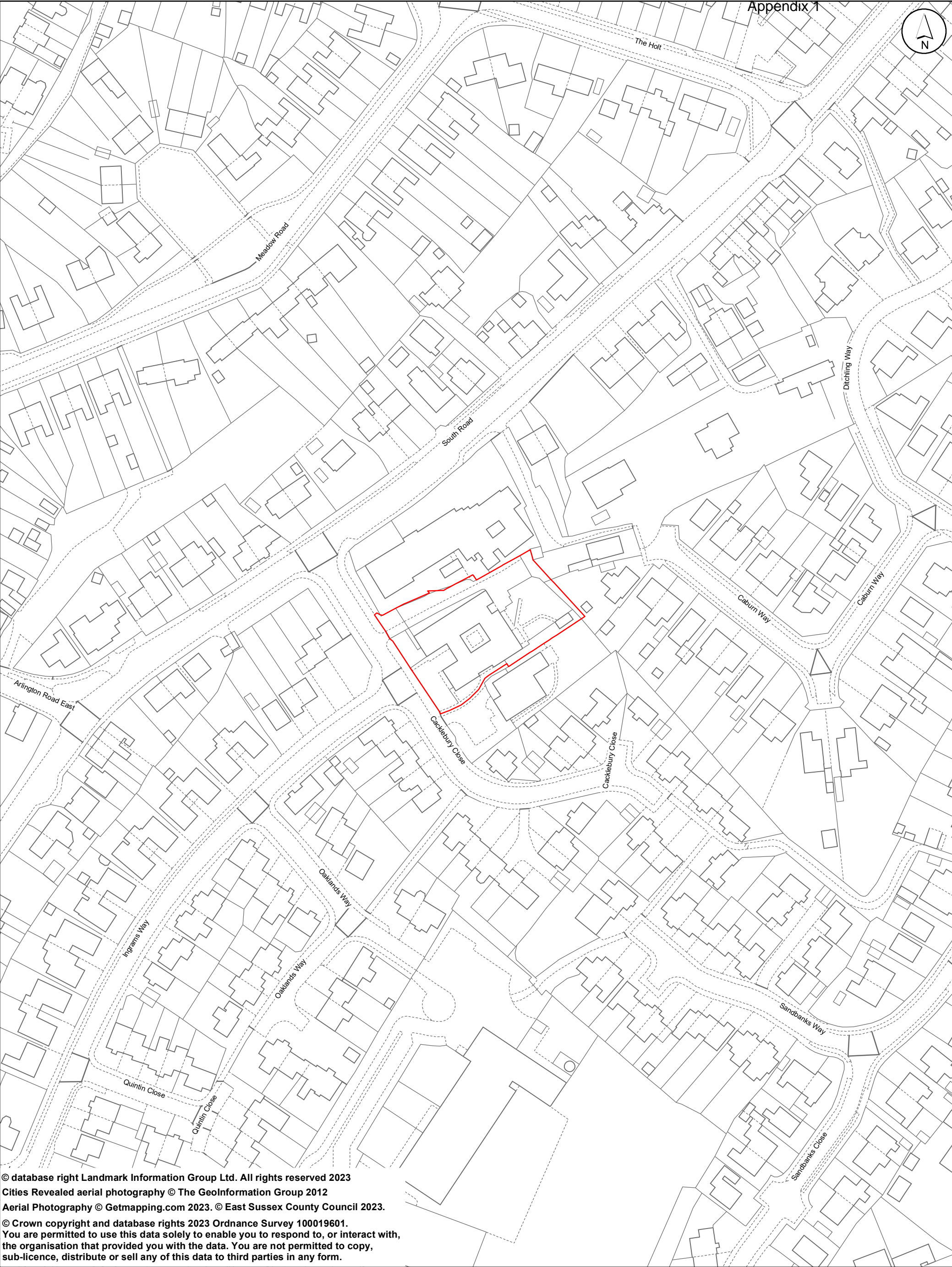
LOCAL MEMBERS

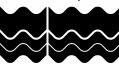
Councillor Gerard Fox

BACKGROUND DOCUMENTS

None

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Map Title: Sandbanks Site Plan		<div>East Sussex County Council County Hall St Annes Crescent Lewes</div> <div>East Sussex County Council</div> 
Date: 07/12/2023	Map No: 1	
Scale: 1:1,250	Author: DNS	

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Report to: Lead Member for Resources and Climate Change

Date of meeting: 22 April 2025

By: Chief Operating Officer

Title: Rye Bay Project Office, Rye – Disposal of Freehold

Purpose: To seek a declaration that the property is surplus to the operational requirements of the Council and to seek agreement to dispose of the asset in accordance with s123 of the Local Government Act 1972

RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) Declare Rye Bay Project Office, Rye (the Property) to be surplus to the requirements of the Council;
- 2) Approve the disposal of the Property in accordance with s123 of the Local Government Act 1972;
- 3) Delegate authority to the Chief Operating Officer to agree the terms of the sale to achieve best value for the Property in accordance with s123 of the Local Government Act 1972, including proceeding with the next best offer(s) in the event of the transaction(s) not completing within the expected timelines; and
- 4) Delegate authority to the Chief Operating Officer to take all actions necessary to give effect to the recommendations in this report.

1 Background

- 1.1 On 26 March 2008, the Lead Member for Corporate Resources agreed that a previous decision to declare the Property (then known as 'Rangers Store Adjoining the Freda Gardham Community School') to be surplus to requirements, was to be rescinded. The Property was to be appropriated for use by the Transport and Environment Department.
- 1.2 The Property has most recently been used as a workshop/store and is surrounded by external landscaping. The building was previously used as a changing room/plant room for an outdoor swimming pool in connection with the adjacent Freda Gardham School, before the school closed in 2008. The outdoor swimming pool remains and has not been filled in. Access to the site is by way of a privately-owned track, over which there is an agreement that the Council may access the Property.
- 1.3 The adjacent former Freda Gardham School site and associated former playing fields are owned by the Council. This building is also known as Rye Creative Centre.
- 1.4 Mains services are shared by the Property and the adjacent former school site.
- 1.5 The Property is identified in Appendix 1 to this report.
- 1.6 The Property is allocated for housing in the Rye Neighbourhood Plan, which can be viewed here; [Current Rye Neighbourhood Plan](#). It has been allocated as one site, along with the former Freda Gardham School and is considered to have the potential to deliver 30 dwellings, subject to a number of conditions outlined in the Neighbourhood Plan.

- 1.7 The Rye Neighbourhood Plan has recently been reviewed. Rother District Council held the final public consultation, known as the Regulation 16 Consultation, from 24 January to 7 March 2025 and is now collating the representations for the examination, which will begin in April. More information can be found here; [Rye Neighbourhood Plan – Rother District Council](#)

2 Supporting information

- 2.1 The following options have been identified for the Property:
1. Retain for a Council service;
 2. Rent to an East Sussex County Council (ESCC) partner or external tenant; or
 3. Dispose of the freehold.
- 2.2 Option 1 (Retain for a Council service): all Council Directorates have confirmed that there is no ongoing operational service need for the Property.
- 2.3 Option 2 (Rent to an ESCC partner or external tenant): the Property will require significant refurbishment if it were to be let. The necessary work needed to put the Property in good condition would either need to be undertaken by the Council at its expense, or by way of a lengthy rent free or incentive period via a tenant.
- 2.4 Option 3 (Dispose of the Freehold): the Property is likely to be considered as a small development site, subject to any necessary planning consents and access rights. If offers are made by community or voluntary organisations, they will be considered alongside companies or developers submitting commercial bids.
- 2.5 The disposal of the Property may result in a capital receipt. Capital receipts are an important source of funding, and the Council seeks to maximise the levels of these resources. The funds will be used to reduce the need to borrow in accordance with the Council's Capital Strategy and also supports the Council's Strategic Asset Plan 2020-2025.
- 2.6 The disposal of the Property (Option 3) is therefore considered to be the most appropriate strategy.
- 2.7 The Property is not listed as an Asset of Community Value under the Localism Act 2011.
- 2.8 In the event that an offer was accepted, and that transaction did not progress as expected, the Council would reserve the right to proceed with the next best offer, or to re-market the property if appropriate. The timeframe for a transaction varies depending on a number of reasons. For example, the offer may be made on a conditional or unconditional basis, subject to planning approval, or subject to finance being obtained. Target timescales will be recorded at the memorandum of sale stage and will form part of the sale contract.
- 2.9 The Local Member has been consulted on the proposed sale of the Property and had no objection to the proposal.

3 Conclusion and reasons for recommendations

- 3.1 The Council has no ongoing operational use for the Property. The Property is surplus to the Council's requirements and the disposal of it will reduce revenue liabilities relating to the management and holding costs of this surplus asset, as well as providing the Council with a capital receipt.

- 3.2 The Lead Member for Resources and Climate Change is recommended to declare the Property to be surplus to the Council's requirements and approve the disposal of it in accordance with s.123 of the Local Government Act 1972.
- 3.3 To facilitate the effective disposal of the Property, the Lead Member is also recommended to delegate to the Chief Operating Officer authority to agree the terms of the sale to achieve the best consideration for the Property in accordance with s123 of the Local Government Act 1972, including authority to proceed with the next best offer(s) in the event of the transaction(s) not completing within the expected timelines and to take all actions necessary to give effect to the recommendations in this report.

ROS PARKER
Chief Operating Officer

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LOCAL MEMBERS

Councillor Keith Glazier


BACKGROUND DOCUMENTS

None

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Map Title: Rye Bay Project Office		<div>East Sussex County Council County Hall St Annes Crescent Lewes</div> <div>East Sussex County Council</div> 
Date: 14/03/2025	Map No: 2	
Scale: 1:1,055	Author: LT	

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Report to: Lead Member for Resources and Climate Change

Date of meeting: 22 April 2025

By: Chief Operating Officer

Title: Playing Field Adjacent to the Tilling Green Community Centre, Rye

Purpose: To seek approval to commence consultation under Section 123(2A) of the Local Government Act 1972 to consider the future use of playing fields at Tilling Green Community Centre

RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) Approve that the Council commence consultation under Section 123(2A) of the Local Government Act 1972 to dispose of the playing field adjacent to the Tilling Green Community Centre, Rye (the site); and
- 2) Note that the responses will be considered at a future Lead Member meeting, where it will then be decided if the Playing Fields should be disposed of.

1 Background

- 1.1 On 16 November 2021, the Lead Member for Resources and Climate Change approved the grant of 30 year leases to Rye Partnership for Tilling Green Community Centre – [Decision - Grant of 30-year leases to Rye Partnership for Tilling Green Community Centre, 13 Mason Road, Rye, East Sussex TN31 7BE | East Sussex County Council](#)
- 1.2 The site is identified in a plan attached as Appendix 1 to this report. The proposed consultation is only to be in relation to the playing field element, which is outlined red in the Appendix.
- 1.3 Two leases were granted in 2022. One lease relates to the Community Centre building and does not contain any Landlord break options. The other lease relates to the playing fields and includes a rolling Landlord break option. The Landlord break option was considered to be necessary, so that at a future date, the Council could consider options available for the playing field land.
- 1.4 The site is allocated for housing in the Rye Neighbourhood Plan, which can be viewed here: [Current Rye Neighbourhood Plan](#). It is considered to be appropriate for the development of at least 20 dwellings, subject to various considerations. The community centre is to be retained in-situ.
- 1.5 The Rye Neighbourhood Plan has recently been reviewed. Rother District Council held the final public consultation, known as the Regulation 16 Consultation, from 24 January to 7 March 2025 and are now collating the representations for the examination, which will begin in April.
- 1.6 It is therefore considered likely that the site could be disposed of on the open market, in return for a capital receipt.

2 Supporting information

- 2.1 There is a statutory duty imposed by Section 123(2A) of the Local Government Act 1972 to advertise a proposed disposal of Public Open Space and to consider any

objections made. The Act specifies that before disposing of any land forming part of an open space, a notice is advertised for 2 consecutive weeks in a newspaper circulating in the area in which the land is situated. Any objections to the proposed disposal must then be considered.

- 2.2 The site is not listed as an Asset of Community Value on the register maintained by Rother District Council.
- 2.3 If the Lead Member approves that the Council commences consultation, it is anticipated that an appropriate notice will be placed in a newspaper in May 2025. The deadline for a response and details as to how to respond, will be included in the notice. The responses received will be reviewed by the Lead Member in summer 2025.

3 Conclusion and reasons for recommendations

- 3.1 The site is allocated for housing in the Rye Neighbourhood Plan. Disposing of the site at a future date may therefore result in a capital receipt. However, in accordance with the Council's obligations under Section 123 (2A) of the Local Government Act 1972, the Council must first advertise its intention to dispose of the site and consider any objections. It is therefore recommended that the Lead Member gives approval to commence the appropriate consultation under Section 123 (2A) of the Local Government Act 1972 and is to note that the responses are to be considered at a future Lead Member meeting, prior to any decision being made as to the future use of the site.

ROS PARKER
Chief Operating Officer

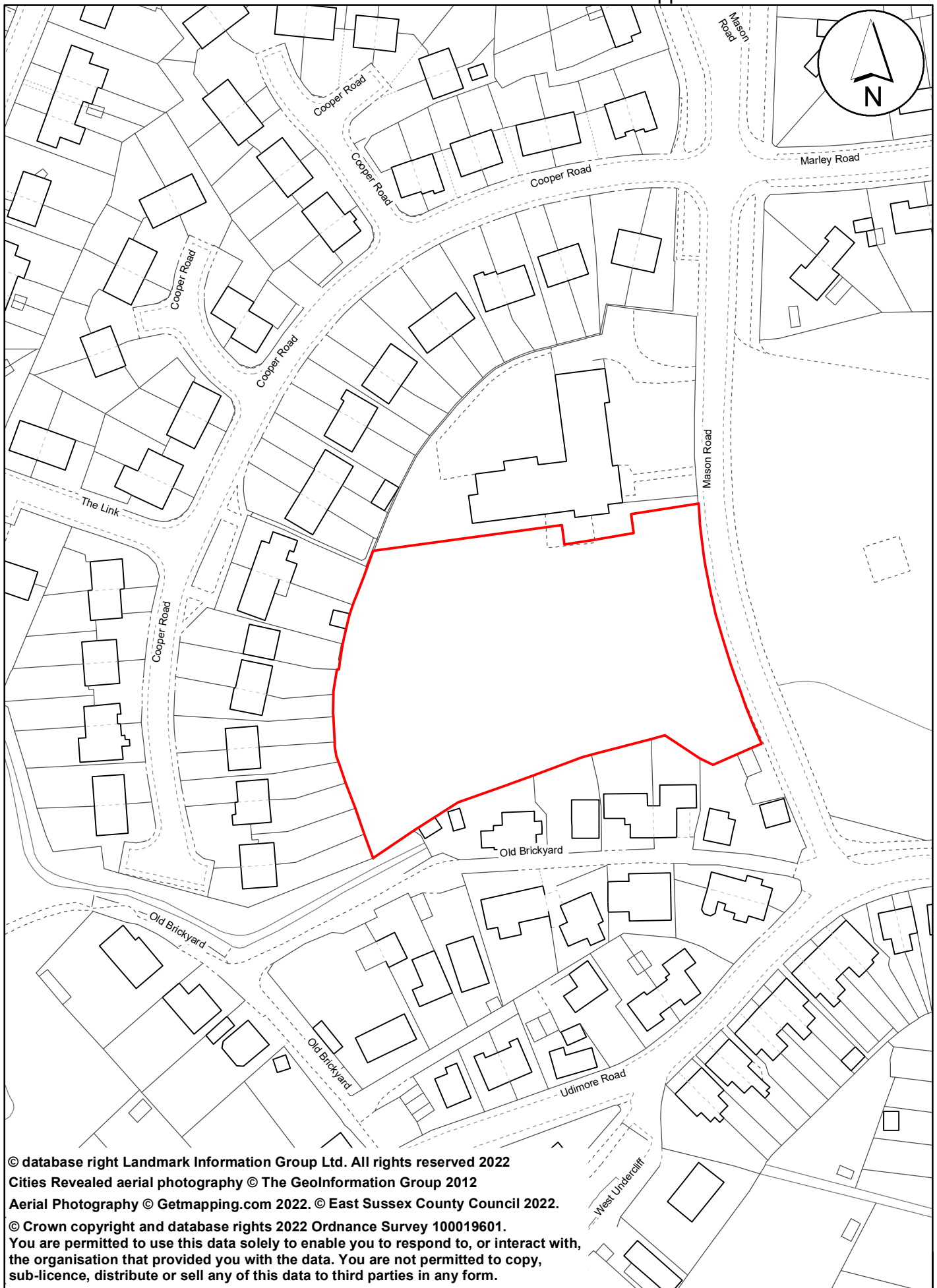
Contact Officer: Rebecca Lewis
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LOCAL MEMBERS

Councillor Keith Glazier

BACKGROUND DOCUMENTS

None



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Tillling Green Community Centre Field

Author: FM

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Date: 08/04/2022



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