



LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

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

TUESDAY, 21 OCTOBER 2025 AT 3.00 PM

REMOTE MEETING VIA MICROSOFT TEAMS

AGENDA

1. Decisions made by the Lead Cabinet Member on 25 September 2025 (Pages 3 - 6)
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. Decision regarding the grant of a 99 year substation lease at Former Newhaven Household Waste Site, Lewes, Newhaven (Pages 7 - 12)
Report by the Chief Operating Officer
5. Any urgent items previously notified under agenda item 3

PHILIP BAKER
Deputy Chief Executive
County Hall, St Anne's Crescent
LEWES BN7 1UE

13 October 2025

Contact Sophie Webb, Governance and Democracy Manager,
01273 337495
Email: sophie.webb@eastsussex.gov.uk

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:
<https://www.eastsussex.gov.uk/your-council/videos-of-council-meetings/webcasts>

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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 25 September 2025 at Remote Meeting via Microsoft Teams

22. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 12 AUGUST 2025

22.1 The Lead Member approved as a correct record the minutes of the meeting held on 12 August 2025.

23. DISCLOSURE OF INTERESTS

23.1 There were none.

24. URGENT ITEMS

24.1 There were none.

25. REPORTS

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

26. PLAYING FIELD ADJACENT TO THE TILLING GREEN COMMUNITY CENTRE - OUTCOME OF THE PUBLIC CONSULTATION OF THE COUNCIL'S PROPOSED DISPOSAL OF THE LAND

26.1 The Lead Member considered a report by the Chief Operating Officer.

DECISIONS

26.2 The Lead Member RESOLVED to:

- 1) Note the summary of the responses to the public notice of the Council's intention to dispose of the site;
- 2) Approve that the site is to be marketed on the open market by an appointed marketing agent; and
- 3) Approve the exercise of the Landlord's option to break the lease relating to the site at an appropriate time.

REASONS

26.3 The Council has considered the outcome of the responses from members of the public concerning the intention to dispose of the site, as summarised in the report. The feedback on the proposal to dispose of the site is balanced in terms of the numbers for and against.

26.4 In the absence of consent from the Secretary of State, the Council is obliged under s.123 of the Local Government Act 1972 to dispose of assets at the best consideration that can reasonably be obtained. In addition, the disposal of the land will support the likely provision of housing in the local area.

26.5 In order to dispose of the Site, it is necessary to exercise the Landlord's option to break the existing lease relating to the site at a time that is considered to be appropriate.

27. AWARD A BUILDING CONTRACT FOR THE PROVISION OF NEW SECONDARY SCHOOL ACCOMMODATION AT ACRE WOOD ACADEMY, CROWBOROUGH

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

DECISIONS

27.2 The Lead Member RESOLVED to:

- 1) Approve the award of a building contract to Willmott Dixon to construct new secondary school accommodation at Acre Wood Academy adjacent to the primary school accommodation; and
- 2) Delegate authority to the Chief Operating Officer to take all actions necessary to give effect to the recommendations in the report.

REASONS

27.3 The Acre Wood Academy capital project, Crowborough is an important part of the Council's Special Educational Needs and Disability (SEND) place planning strategy. The new

secondary school accommodation will deliver additional specialist provision to meet the needs of children with SEND requirements.

28. EXCLUSION OF PUBLIC AND PRESS

28.1 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 paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended), namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

29. AWARD A BUILDING CONTRACT FOR THE PROVISION OF NEW SECONDARY SCHOOL ACCOMMODATION AT ACRE WOOD ACADEMY, CROWBOROUGH - EXEMPT INFORMATION

29.1 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

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

REASON

29.3 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: 21 October 2025

By: Chief Operating Officer

Title: Decision regarding the grant of a 99 year substation lease at Former Newhaven Household Waste Site, Lewes Road, Newhaven

Purpose: To agree to grant a 99 year lease for a substation. This is required to facilitate the charging of Lewes District Council's waste vehicles, in connection with the adjacent waste collection facility.

RECOMMENDATIONS:

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

- 1) Approve the granting of a 99 year substation lease to Last Mile Electricity Limited; and
 - 2) Delegate authority to the Chief Operating Officer to; determine the detailed terms of the lease, approve the final lease negotiations and the signing of the lease and any related documentation by East Sussex County Council; and, take any other actions considered appropriate to give effect to the recommendations in this report.
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1 Background

1.1 East Sussex County Council owns the freehold of the site known as the Former Household Waste Site, Newhaven ("the Site"). The land is identified by a red line in Appendix 1.

1.2 Lewes District Council ("LDC") currently occupy most of the Site, on the basis of a 20-year lease dated from 14 May 2025. The lease permits a use in connection with LDC's waste collection functions including storage of equipment and parking of vehicles. The waste vehicles are electric and charging points therefore need to be installed on site. A substation is therefore required, which is to be installed and maintained by Last Mile Electricity Limited. A lease of 99 years is required to record and regulate the basis of occupation. It is typical for substation leases to be granted for nil or minimal rent, perhaps expressed as a 'peppercorn rent'. The lease will be granted on a small section of the Site, outlined in blue in Appendix 1.

1.3 When granting a lease, a local authority must comply with the duty to secure the best consideration reasonably obtainable imposed by s123 Local Government Act 1972 unless consent of the Secretary of State is obtained. The terms of the lease are considered to be the best consideration that can be reasonably obtained and are comparable to other substation leases. The granting of the lease will also facilitate the use of the remainder of the Site.

2 Supporting information

2.1 The use of electric vehicles is part of LDC's plan to become net zero by 2030 as outlined in their Climate and Nature Strategy 2024.

2.2 If granted, the substation lease will enable the electrical supply to the Site to be upgraded, which will improve the Site.

2.3 The 3 options explored are set out below:

- 1 Refuse to grant a lease to Last Mile Electricity Limited ("the operator").
- 2 Agree to grant a substation lease, but for a term shorter than 99 years.
- 3 Agree to grant a lease to Last Mile Electricity Limited for 99 years.

2.4 **Option 1 (Refuse to grant a substation lease for 99 Years to Last Mile Electricity Limited):** The refusal to grant a lease will prevent LDC from being able to upgrade the electricity supply to the remainder of the site. The fleet used for the waste processing operations is electric and will need to be charged. The intention is to charge the vehicles when parked at the Site.

2.5 **Option 2 (Agree to grant a substation lease, but for a term shorter than 99 years):** A 99 year term is considered to be standard. The operator has confirmed that they will not take a lease for less than 99 years as they are to install and maintain the substation.

2.6 **Option 3 (Agree to grant a substation lease for a term of 99 years).** This will facilitate the requirements of both Last Mile Electricity Limited and LDC, as a public sector partner.

2.7 Option 3, granting a substation lease for a term of 99 years is considered to be the most appropriate option, for the reasons stated in the above paragraphs.

3 Conclusion and reasons for recommendations

3.1 By entering into the substation lease, East Sussex County Council (ESCC) can help to support a public sector partner in the provision of waste collection services in the local area, and the charging of the associated green fleet. The proposed terms are considered to reflect the best consideration for the Site in accordance with s.123 of the Local Government Act 1972. The Lead Member for Resources and Climate Change is therefore recommended to approve the granting of the 99 year substation lease to Last Mile Electricity Limited.

3.2 To facilitate the timely completion of the lease documentation, the Lead Member is also recommended to delegate authority to the Chief Operating Officer to; determine the detailed terms of the lease, approve the final lease negotiations and the signing of the lease and any related documentation by ESCC ; and, take any other actions considered appropriate to give effect to the recommendations in this report.

ROS PARKER

Chief Operating Officer

Contact Officer:

Rebecca Lewis, Head of Estate Management and Disposal

Tel: 07955 312 371

Email: rebecca.lewis@eastsussex.gov.uk

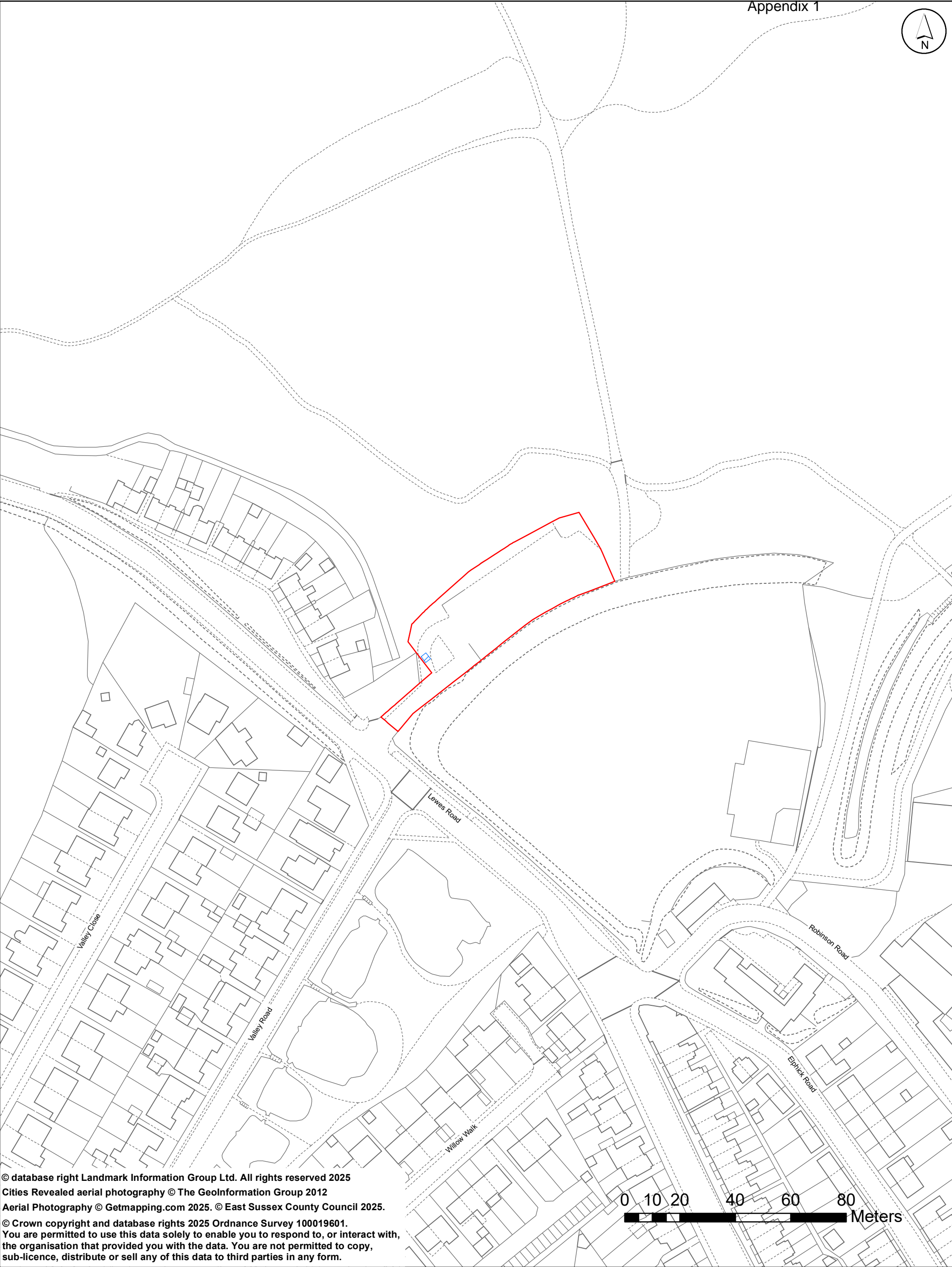
LOCAL MEMBER

Councillor James MacCleary – Newhaven and Bishopstone


BACKGROUND DOCUMENTS

None

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Map Title: Amended Former Newhaven Household Waste Site - Substation Plan		East Sussex County Council County Hall St Annes Crescent Lewes East Sussex County Council 
Date: 27/08/2025	Map No: 1	
Scale: 1:1,250	Author: LT	

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