



## LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

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

**FRIDAY, 5 DECEMBER 2025 AT 9.30 AM**

**REMOTE MEETING VIA MICROSOFT TEAMS**

### **AGENDA**

1. Decisions made by the Lead Cabinet Member on 21 October 2025 (*Pages 3 - 4*)
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. Update to the Social Value Policy (*Pages 5 - 12*)  
Report by the Chief Operating Officer
5. Phoenix Centre, Lewes - grant of a new lease (*Pages 13 - 20*)  
Report by the Chief Operating Officer
6. Any non-exempt urgent items previously notified under agenda item 3
7. Exclusion of Public and Press  
To consider excluding the public and press from the meeting for the remaining agenda item 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).
8. Phoenix Centre, Lewes - grant of a new lease - Exempt Information (*Pages 21 - 34*)  
Report by the Chief Operating Officer
9. Any exempt urgent items previously notified under agenda item 3

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

## LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 21 October 2025 at Remote Meeting via Microsoft Teams

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### 30. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 25 SEPTEMBER 2025

30.1 The Lead Member approved as a correct record the minutes of the meeting held on 25 September 2025.

### 31. DISCLOSURE OF INTERESTS

31.1 Councillor Maples declared a personal interest in item 4 as the Cabinet Member for Neighbourhood Wellbeing for Lewes District Council. She did not consider this to be prejudicial.

### 32. URGENT ITEMS

32.1 There were none.

### 33. REPORTS

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

### 34. DECISION REGARDING THE GRANT OF A 99 YEAR SUBSTATION LEASE AT FORMER NEWHAVEN HOUSEHOLD WASTE SITE, LEWES, NEWHAVEN

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

## DECISIONS

34.2 The Lead Member RESOLVED 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 the report.

## REASONS

34.3 The granting of the substation lease will 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.

34.4 Delegation of 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 the report will facilitate the timely completion of the lease documentation.

**Report to:** Lead Member for Resources and Climate Change

**Date of meeting:** 5 December 2025

**By:** Chief Operating Officer

**Title:** Update to the Social Value Policy

**Purpose:** To seek approval for the proposed updated Social Value Policy

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## **RECOMMENDATION:**

**The Lead Member is recommended to approve the updates to the Social Value Policy set out in Appendix 1 of this report.**

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## **1 Background**

1.1. The East Sussex County Council (ESCC) Social Value (SV) Policy was approved by the Lead Member for Resources and Climate Change at his decision-making meeting in September 2022.

1.2 In February 2025 the Procurement Act 2023 (the Act) and National Procurement Policy Statement (NPPS) came into force requiring contracting authorities such as ESCC to have regard to the priorities and outcomes set out in the NPPS, including social value.

1.3 The government also issued a revised Social Value Model which although not mandatory for local authorities, sets out a common approach to delivering social value in procurement and contract management in the public sector (see background documents).

1.4 In light of these developments a review of East Sussex County Council's social value practices has been conducted.

## **2 Supporting information**

2.1 Procurement Officers as well as other Council stakeholders have considered the approach to securing social value in the Council's procurement activity. The approach was set out in the original Social Value Policy (approved in 2022) and has been reviewed against the requirements under the Act, the current effectiveness of the approach, and how improvements could be made to align ESCC's social value approach in contract procurement with local priorities. Doing so would aid the delivery of tangible additional benefits to communities in East Sussex.

2.2 In line with recommendations made by the Place Scrutiny Committee at its meeting on [23 September 2024](#) and further consideration by the Committee on [27 November 2025](#) , it is recommended that an ESCC Social Value Model -which changes a quantitative approach to evaluating social value in tenders to a qualitative approach evaluated against the Council's desired priorities and outcomes - is considered for inclusion within the Council's Social Value Policy.

2.3 The move to a qualitative Social Value Model would be beneficial to East Sussex communities. A recent trial of the Social Value Model in Adult Social Care procurements led to positive feedback from local Small and Medium Enterprises (SMEs) and Voluntary, Charity and Social Enterprises (VCSEs) and commissioners. Participants reported that the approach allowed them to better compete with larger organisations and better promote the social value that they are aligned with. Commissioners reportedly found it easier to target priorities that would add the most value and evaluate bids accordingly.

2.4 Suppliers benefit when there is a more consistent approach across the public sector as it reduces their costs of participation and barriers to entry, streamlines their social value activity, and helps magnify total social value through aggregating effects.

2.5 The qualitative model aligns with best practice and strategies being adopted by many local, regional and national organisations. Central government also mandates a qualitative approach for central government departments, and the NHS have adopted a qualitative approach based on the Social Value Model. A recent consultation on the newly implemented Procurement Act 2023 would also suggest that government is considering mandating such an approach across the public sector. Surrey County Council has also recently endorsed the implementation of a social value model based on their Authorities strategic priorities.

2.6 The principles and overall objective of the Social Value Policy remains the same as commissioners and service leads are still required to consider social value when procuring goods, services and works to ensure that relevant weighting and importance is given to this objective when evaluating bids.

2.7 With Lead Member approval the Policy would be amended as set out in Appendix 1 and the changes can be summarised as follows:

- To remove references to the Social Value Measurement Charter which is based on a standardised national framework of SV Themes, Outcomes and Measures (TOMs) and the associated methodology for its use. (The Charter assigns a proxy monetary value to each SV measure, and the tender is evaluated on a quantitative basis.)
- These are proposed to be replaced by reference to the East Sussex Social Value Model, and requiring commissioners to consider the model's priorities and outcomes and select those which are most appropriate and relevant to the goods, services or works being procured.
- To continue to require, unless not relevant or proportionate, a minimum weighting of 10% of total evaluation criteria to social value.

### **3 Conclusion and reasons for recommendations**

3.1 The Lead Member for Resources and Climate Change is therefore recommended to approve the updates to the Social Value Policy set out in Appendix 1, which have been revised to align with the East Sussex Social Value Model and best practice.

**ROS PARKER**  
**Chief Operating Officer**

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#### LOCAL MEMBERS:

All

#### BACKGROUND DOCUMENTS:

[Procurement Policy Note 002: The Social Value Model \(HTML\) - GOV.UK](#)

# East Sussex County Council Social Value Policy



Date: **20<sup>th</sup> September 2022**

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## About this document:

<b>Enquiries:</b> <a href="mailto:Social.Value@EastSussex.gov.uk">Social.Value@EastSussex.gov.uk</a> <del>Policy and Improvement</del> <b>Owner: Ros Parker – Chief Operating Officer</b>	<b>Version 1.0</b> number: <b>1 20<sup>th</sup></b> <b><u>September 2022</u></b> <b><u>Version 2.0: [date]</u></b>
<b>Accessibility help</b> Zoom in or out by holding down the Control key and turning the mouse wheel. CTRL and click on the table of contents to navigate. Press CTRL and Home key to return to the top of the document Press Alt-left arrow to return to your previous location.	

This policy is aimed at all Officers that commission, procure or contract manage on behalf of East Sussex County Council. It documents how the Council will incorporate Social Value ~~going forward into procurements and contracts and to~~ ensure that benefits are being maximised for residents and communities.

## Introduction

Social Value has been a priority for the council for some time. Our suppliers have been helping to deliver apprentices, community value and engaging with skills initiatives for many years. ~~To underpin this activity, in~~ In 2012 the government brought into law the Public Services (Social Value) Act ~~2012 -(the Act)~~ to ~~ensure require~~ the application and consideration of social, economic or environmental benefits when commissioning and procuring goods, services and works.

The ~~Public Services (Social Value)~~ Act ~~2012~~ requires the Council to consider:

1. How what is proposed to be procured might improve the economic, social and environmental well-being of the area where it exercises its functions; ~~and~~
2. How, in conducting the process of procurement, it might act with a view to securing that improvement.

The Act is a tool to help ~~C~~commissioners maximise value gained from their procurement project. ~~It drives better commissioning by encouraging~~ ~~O~~fficers to engage with their local providers and communities to design better services, often finding innovative solutions to difficult problems.

## What is Social Value, and why should we consider it?

### Social Value

- Is not just 'social' – it means generating social, economic and environmental impact
- Involves a measurable change for the better
- Is achieved by sharing resources and working together
- Redefines 'value for money' from cost-saving to value adding

The term 'Social Value' is increasingly used across all sectors to describe the total positive impact of an organisation or a project in the area ~~in which~~ they operate.

At East Sussex County Council, we don't just deliver services. Increasingly we work with communities to design solutions together and support existing projects and initiatives with our resources, networks and expertise where possible. Social Value in this context means working together and using all our resources to maximise our impact.

The key benefits of embedding Social Value into the ~~C~~ouncil's culture include:

- Delivers better value for money by requiring our suppliers to do more than *just* deliver the core services.
- Increases local spend by rewarding local organisations or those that employ a local supply chain (especially with the use of Small and Medium Enterprises (SMEs)/Voluntary, Community and Social Enterprises (VCSEs). ~~;~~

- Increases opportunities for disadvantaged people and promotes social mobility.
- Promotes a more responsible supply chain.
- Leads to greener / cleaner areas and cities.
- Leads to greater innovation and long-term thinking.
- Helps to address specific skills gaps within a variety of sectors.

## Our Vision

Our ambition is for Social Value to be weaved into the Council's ways of working and deliver real benefits to our communities and residents through *Good Commissioning*, *Good Procurement* and *Good Contract Management*.

## East Sussex County Council's Priorities and Social Value

Social Value is based upon the four main pillars of Sustainability, Social, Economic and Environment. These are intrinsically linked to the Council's four overarching priority outcomes of:

- Driving sustainable economic growth
- Keeping vulnerable people safe
- Helping people help themselves
- Making best use of resources ~~for the short and long term~~ now and for the future

The East Sussex Social Value Model ensures that we focus our pursuit of Social Value on what is most important in East Sussex right now. The Social Value Priorities and Outcomes within the model are based on the Council's overarching priority outcomes above, supporting the current organisation strategies that underpin the delivery of the organisational priorities.

~~The Council has a corporate target for Social Value, which is to secure an additional 10% of a contract's value as Social Value. The performance against this target is reported through the Council's Quarterly Monitoring and Portfolio Planning Process.~~ By engraining embedding Social Value in the culture of the Council, we will be better placed to support the Council organisation in meeting its priorities and we will do this through the following:

### Good Commissioning

- Consider Social Value at the early stages when Commissioning – “How can this requirement be better shaped to bring wider benefits to the area?”
- Think about whether the services they are going to buy, or the way they are going to buy them, could secure additional benefits for the residents of the county.

### Good Procurement

- Engage with commissioning colleagues early in the contracting lifecycle to provide guidance and identify opportunities and strategies to secure Social Value.
- Procurement will use Social Value in the quality evaluation criteria, aligning to the Council's Goals and Priorities in the contract.

### Good Contract Management

- Robust Contract Management – consistently monitoring and managing contracts to ensure Social Value commitments are met.

## Aligning with National Priorities

The East Sussex Social Value Model is based on the methodology utilised across Central Government and is therefore considered best practice in terms of aligning procurement practices with the requirements of the National Procurement Policy Statement (NPPS).

Contracting authorities must have regard to the NPPS in the exercise of their procurement functions as required by section 13 of the Procurement Act 2023.

The national priorities for public procurement as set out in the National Procurement Policy Statement requests that all contracting authorities consider the following national priority outcomes alongside any additional local priorities in their procurement activities:

- ~~• Creating new businesses, new jobs and new skills;~~
- ~~• Tackling climate change and reducing waste, and~~
- ~~• Improving supplier diversity, innovation, and resilience.~~

The outcomes of the National priorities are linked our own Themes, Outcomes and Measures (TOMs) which are used in procurement to help evaluate social value commitments. These themes incorporate;

- ~~• Developing a strong and competitive local economy~~
- ~~• Supporting the health, wellbeing and independence of local residents~~
- ~~• Protecting and preserve the local environment and natural resources in the county.~~

## When Should we Consider Social Value?

- When it is's relevant and proportionate to the contract.
- As early as possible in the Commissioning cycle.

Our guiding principles regarding Social Value should form the basis of all considerations during the Commissioning, Procurement and Contract Management cycles:-

3. The Social Value proposed should be of direct benefit to the local community in which the contract is performed (i.e. East Sussex) and;

~~4. It should be a benefit that has been derived directly as a result of the particular contract being awarded to a supplier.~~

5.4. It should be relevant to the contract matter and relate to community/societal, economic or environmental considerations.

Social Value plays an important role in allowing the council to deliver not just financial or service specific benefits but also aligning its activity to deliver real value against the organisation's aims and objectives. When commissioning, specifying and procuring a contract it is important that all officers consider how Social Value can contribute towards both service and corporate level objectives.

## Our commitment

We want Social Value to be in the culture of the Council and to do this we must consider it in Commissioning, Procurement and Contract Management. -To enable this, we will:

- Support and enable Commissioners to identify ~~s~~Social ~~v~~Value in their projects from the outset.

- Aid Departments to target Social Value outcomes strategically across their pipeline of projects.commissioners in building and designing it into the specification.
- Support Procurement by providing the tools and support to embed ~~s~~Social ~~v~~Value in the procurement process.
- Support our Suppliers by helping them to understand our current priorities and areas of focus.
- Empower our Suppliers and Partners to contribute to delivering Social Value – charities/communities/enterprises working together.
- Strive to have Social Value considered in all appropriate Council strategies to help build better communities and improve the wellbeing of East Sussex residents.

## How will we support our Officers to measure success and ensure delivery?

- By providing guidance that can be used by Officers to understand the needs and priorities of certain sectors. This will be reviewed quarterly, drawing insight from the Social Value Review Group.
- By providing a suite of case studies to demonstrate practical approaches for securing and delivering Social Value.
- By defining Social Value Outcomes and Key Performance Indicators in our contracts.
- By monitoring and measuring commitments and deliverables.
- The ESCC Social Value Measurement CharterModel will ~~continue to be used to~~ provide an open, fair and transparent method for evaluating the social value commitments submitted by bidders during the tender process.
- By celebrating our successes, showcasing the benefits and sharing best practice and strategies to achieve more in the future.
- By ensuring Contract Managers understand the importance of Social Value in the management of the contract.
- By ensuring Social Value commitments offered by our suppliers are monitored over time.
- By ~~constantly reviewing and adapting our approach to securing and delivering Social Value to ensure the mechanisms used are appropriate and that the changing needs of our communities are understood~~regularly reviewing and adapting the East Sussex Social Value Model to ensure it reflects current organisational priorities and strategies, and incorporates lessons learned from continued use.

## More Information

For more detail on how to get involved, examples of what it looks like in practice and practical steps we can take:

- Visit our Social Value webpage
- Get in touch at Social.Value@EastSussex.gov.uk

**Report to:** Lead Member for Resources and Climate Change

**Date of meeting:** 5 December 2025

**By:** Chief Operating Officer

**Title:** Phoenix Centre, Lewes – grant of a new lease

**Purpose:** Following a marketing period, this report together with an exempt report later in the agenda, sets out offers made and the analysis so that a decision can be made regarding the organisation that is to take a lease on the property in accordance with s123 of the Local Government Act 1972.

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## RECOMMENDATIONS:

The Lead Member is recommended to:

- 1) Review written offers submitted following the marketing of Phoenix Centre, Lewes and agree to grant a lease to the highest scoring organisation as set out in Appendices 2 and 3 to the exempt report;
- 2) Approve that lease terms are agreed with the recommended organisation, in accordance with s123 of the Local Government Act 1972;
- 3) Delegate authority to the Chief Operating Officer to agree the terms of the lease 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.

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## 1 Background

1.1 Following a public consultation from 3 October 2024 to 28 November 2024, Cabinet approved the closure of the Phoenix Centre Day Service for older people with physical and mental health needs at its meeting on [25 February 2025](#). The service has since ceased operating from the Phoenix Centre (The Property) and East Sussex County Council (the Council) has supported the adults with accessing alternative services in the community.

1.2 On [12 August 2025](#), the Lead Member for Resources and Climate Change declared The Property to be surplus to the Council's requirements and agreed that it was to be let in accordance with s123 of the Local Government Act 1972.

1.3 The Property is identified in Appendix 1. It comprises a single storey building that was constructed in the 1980s. It has a central courtyard and a parking area. The Property is well located in Lewes, with access from Phoenix Causeway / Malling Street. It is adjacent to Phoenix Causeway Car Park, which is owned by Lewes District Council.

1.4 The Property is now listed as an Asset of Community Value under the Localism Act. This requires the Council to notify the Listing Authority prior to a sale of the Property or granting a lease for longer than 25 years.

## **2 Supporting information**

2.1 Following the decision made by the Lead Member for Resources and Climate Change on 12 August 2025, a local commercial agent, Crickmay Chartered Surveyors (The Agent) was appointed to market the property.

2.2 Marketing of the Property commenced on 4 September 2025, with details initially circulated to a targeted list of local and regional contacts before being more widely promoted across property platforms such as Zoopla and EACH. Following the public launch, the opportunity was shared with a wider mailing list of 120 recipients, resulting in 88 click-throughs to the property details. The campaign generated strong early engagement, both online and through direct enquiries. A range of different occupiers and potential uses were represented among those who viewed, with 11 separate parties attending block viewings.

2.3 The parties that had expressed an interest in taking a lease were contacted by the Agent with a copy of an offer form. To ensure a fair and transparent process, the offer form set out the information and details required from all parties wishing to make an offer for lease. The information required included an outline of the rent offer and details of how the proposed use could provide for older or disabled people living in the local area. A copy of the offer form is included as Appendix 2.

2.4 Interested parties were asked to make an offer via the Agent by 5pm on 3 October 2025. Seven organisations made a formal offer. These organisations covered a wide range of sectors including local charities, healthcare and wellbeing organisations.

2.5 The offers were reviewed and scored by a panel of Council Officers, formed of property officers and an officer from the Adult Social Care and Health department on 16 October 2025.

2.6 The offers, assessment criteria and order of preference are detailed in an exempt report later in the agenda.

## **3 Conclusion and reasons for recommendations**

3.1 The letting of the property will reduce revenue liabilities relating to the management and holding costs of this surplus asset. Entering into a lease with the recommended organisation will also provide the Council with an income stream and enable the property to be used by a service that enhances the wellbeing of the local area.

3.2 The Lead Member for Resources and Climate Change is therefore recommended to approve that lease terms are agreed with the recommended organisation, in accordance with s123 of the Local Government Act 1972. To ensure that this is done as efficiently as possible, it is recommended that the Lead Member delegates authority to the Chief Operating Officer to agree the terms of the lease 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 that the Chief Operating Officer takes all actions necessary to give effect to the recommendations in this report.

**ROS PARKER**  
**Chief Operating Officer**

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LOCAL MEMBER


Councillor Johnny Denis

BACKGROUND DOCUMENTS

None

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Map Title: Phoenix Centre. Lewes		East Sussex County Council County Hall St Annes Crescent Lewes  East Sussex County Council 
Date: 04/07/2025	Map No: 1	
Scale: 1:1,250	Author: LT	

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### Offer to lease The Phoenix Centre, Lewes

Please answer the below questions to the best of your ability. ESCC is no under obligation to accept an offer from any organisation that expresses an interest in leasing the premises and all offers are considered to be made on a subject to contract basis. ESCC reserves the right to undertake further due diligence as required.

**1. Name of organisation**

**2. Address of organisation**

**3. Contact details (including named contact, phone number and email address)**

**4. Organisation type (i.e. limited company, registered charity, CIC etc)**

**5. Please outline your proposed use for the Phoenix Centre**

**6. Please outline your rent offer, including but not limited to the following:**

- Proposed Term
- Proposed Rent
- Tenant Entity Name, Registered Address and Company / Charity No.
- Proposed Timing for Occupation
- Proposed Rent Deposit
- Confirmation the premises will be taken on FRI Terms
- Any other conditions to be included in the lease

**7. Please provide evidence that demonstrates your organisation will have the capability to meet all likely lease obligations as tenant, including, but not**

limited to, the ability to pay rent, rates and utilities, insurance costs and to repair and maintain the property for the duration of the lease. Examples of acceptable evidence includes company accounts, a business plan etc.

8. How will your proposed use promote or improve the social, economic or environmental wellbeing of East Sussex? For example, how many jobs might be created, does your company promote any environmental initiatives in the local area?

9. How will your proposed use provide for older or disabled people living in the local area?

10. Please add any other information you would like us to consider about your intentions for the property.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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