

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

**Date of meeting:** 14 December 2021

**By:** Chief Operating Officer

**Title:** New leases for land at Swan Barn Household Waste Recycling Site (HWRS), Hailsham

**Purpose:** To agree for the County Council to enter into a long lease for land adjoining Swan Barn HWRS, Hailsham, and a subsequent lease to the operator

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## **RECOMMENDATIONS**

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

- 1) Approve the decision to enter into a long lease for land adjoining the Swan Barn Household Waste Recycling Site, Hailsham;
- 2) Enter into a further sublease with the waste operator, Veolia; and
- 3) Delegate authority to the Chief Operating Officer to determine the detailed terms of the leases and take any other actions considered appropriate to give effect these decisions.

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### **1 Background**

- 1.1 The County Council has an existing site at Swan Barn Household Waste Recycling Site (HWRS) in Hailsham (the Main Site). The County Council seeks to enter into a long lease of Additional Land in order to incorporate the Additional Land into the Main Site for operational purposes. The existing Main Site plan is shown at Appendix 1.
- 1.2 The leased Additional Land will in turn be leased to the waste contractor, Veolia.

### **2 Supporting information**

- 2.1 The County Council lease the Main Site from Wealden District Council (WDC) on which we operate the Swan Barn HWRS. Additional operational space is required for the function of the HWRS. WDC have agreed terms to lease Additional Land that adjoins the existing site to the County Council. The plan showing the Additional Land hatched black is at Appendix 2.
- 2.2 The local Hailsham and Hellingly population has grown significantly and is set to have the highest concentration of new housing development in the county. Swan Barn HWRS needs to increase capacity to meet the needs of the growing population. On East Sussex County Council's request, Veolia have obtained planning permission to extend the Swan Barn HWRS to the west towards Station Road by approximately 6 meters. This will create additional concrete hardstanding for more containers, which will allow greater separation of materials for recycling and recovery and improve the customer experience. The project is part of the approved Capital Programme and is being funded in the main by developer contributions (Section 106 money).
- 2.3 The County Council will enter into a lease as tenant of the Additional Land to be co-terminus with existing lease for the Main Site which expires 1<sup>st</sup> May 2080. The term will be circa 58 years from the date of completion. Rent will be a peppercorn until 2023 and future rent for the additional land will be agreed at the rent review at that time.
- 2.4 The Scheme of Delegations requires Lead Member approval for any lease over 14 years.

2.5 The County Council will in turn underlease the Additional Land to the waste operator, Veolia, for the remainder of their contract, to expire on 31 March 2033. After that time both leased areas will be subject to the terms as agreed at any procurement of waste services.

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

3.1 It is recommended that the Lead Member agree to the lease of the Additional Land from WDC.

3.2 It is recommended that the Lead Member agree to the sublease of the Additional Land to the waste contractor.

3.3 It is recommended that the Lead Member agrees to delegate authority to the Chief Operating Officer to approve the terms of the leases, and take any other actions considered appropriate to give effect to these decisions

#### **Phil Hall Chief Operating Officer**

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#### LOCAL MEMBERS

Councillor Murphy

Background documents: none

Appendix 1 – Plan of land

Appendix 2 – Existing site plan