

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

**Date of meeting:** 23 May 2023

**By:** Chief Operating Officer

**Title:** Renting of open storage space at Brampton Road Eastbourne

**Purpose:** To agree that East Sussex County Council will take a lease for approximately 12 months of open storage space at Brampton Road Eastbourne. This is to facilitate Eastbourne Town Centre project works.

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## **RECOMMENDATIONS**

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

- 1) Agree that East Sussex County Council take a new lease for approximately 12 months of land in Brampton Road Eastbourne, to be used as open storage space.
- 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 (ESCC). To take any other actions considered appropriate to give effect to the above recommendation to secure best value in accordance with the Local Government Act 1999.

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## **1 Background**

1.1 As part of Phase 2a of the Eastbourne Town Centre Improvement Scheme (ETCIS) a new pedestrian zone will be introduced on Terminus Road, Cornfield Road and Langney Road, including the northern section of Bolton Road. The scheme consists of a complementary package of improvements, building on the already completed Phase 1 improvements. Phase 2a will create a pedestrianised area at the eastern end of the primary retail corridor. In Eastbourne Town Centre, (Bolton Road/Langney Road) and a high-quality urban environment on the middle section of Terminus Road. Full details of the scheme can be found by accessing the following link: [Eastbourne Town Centre Traffic Regulation Order \(TRO\)](#).

1.2 The Council is the Highway Authority and its contractors are progressing with Phase 2a of ETCIS which involves updating the townscape of Eastbourne Town centre with use of paving, stonework and other materials. These materials are being supplied in bulk from overseas and need to be stored safely until required to be used as part of the townscape works.

1.3 A storage facility is required as close as possible to the town centre to reduce transportation costs. The Council has undertaken a property search and it has identified a suitable site that was formerly in use as a factory in Brampton Road Eastbourne, close to Hampden Park. A plan of the land to be leased is attached as Appendix 1.

1.4 The property search, supported by local commercial property agents, did not show any other viable alternative sites that could be utilised, as secure open storage land is in short supply. There were a small number of sites identified in locations outside of central Eastbourne that were available at a lesser rent (on a price per square foot basis), however these sites were discounted due to the increased travel time and lack of convenience from the works in Eastbourne Town Centre (as the site will need to be frequently accessed).

## **2 Supporting information**

2.1 The Council has been occupying part of the site since 8 February 2023 under a 12-month lease. However, the area currently leased is too small to accommodate the materials required. As the Highway works in Eastbourne have already commenced and the Council requires extra space immediately, the landlord has agreed to permit the Council to occupy the additional area of the site under a Tenancy at Will, pending completion of a new lease. A Tenancy at Will is generally a short-term agreement which can be terminated at any time by either party.

2.2 The new lease will include both parts of the site and the lease of the 8 February 2023 will be simultaneously surrendered. To ensure the Council can occupy the site until the highway works are completed, a new lease for the entire site is therefore required.

2.3 The rent payable will be the total of the rent payable under the lease dated 8 February 2023 (£20,000 per annum exclusive), plus the amount payable for the additional area under the Tenancy at Will (£45,000 per annum exclusive). The rent payable under the new lease on the entire yard is therefore proposed to be £65,000 per annum exclusive.

2.4 The draft lease terms are included in Appendix 2.

2.5 All costs and expenditure involved are to be incorporated in the budget of the Eastbourne Town Centre Improvement Scheme.

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

3.1 It is recommended that the Lead Member for Resources and Climate Change:

- 1) approves ESCC to enter into a lease for approximately a 12- month period; and
- 2) agrees to delegate authority to the Chief Operating Officer to approve the detailed terms of the lease and take any other actions considered appropriate to give effect to these decisions.

3.2 Reasons for these recommendations include:

- The need for storage of bulk materials to be used by Council contractors in Phase 2a of the Eastbourne Town Centre Improvement Scheme.
- The need for storage close to the works, to reduce transportation and time costs as much as possible.
- The lack of alternative suitable storage space in the surrounding area.

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

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LOCAL MEMBER

Councillor Colin Swansborough

BACKGROUND DOCUMENTS

None