



# Council Meeting

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**13 April 2016**

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## HASTINGS BOROUGH COUNCIL

Dear Councillor

You are hereby summoned to attend a meeting of the Hastings Borough Council to be held at the Town Hall, Queen's Square, Priory Meadow, Hastings, TN34 1QR, on Wednesday, 13th April, 2016 at 6.00 pm at which meeting the business specified below is proposed to be transacted.

Yours sincerely,

Chief Legal Officer

Aquila House  
Breeds Place  
Hastings

5 April 2016

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### **AGENDA**

1. Apologies for Absence
2. To approve as a correct record the minutes of the Council meeting held on 10 February 2016, the Special Council meeting held on 24 February 2016 and the Budget Council meeting held on 24 February 2016
3. Declarations of Interest
4. Announcements from the Mayor and Leader
5. Questions (if any) from: -
  - (a) Members of the public under Rule 11
  - (b) Councillors under Rule 12
6. Motion (Rule 14)  
Councillor Chowney to move, seconded by Councillor Poole, that:  
"Hastings Borough Council pledges:
  - To develop and implement a Responsible Investment Policy

through which it will:

- a) Divest from direct ownership and any commingled funds that include fossil fuel public equities and corporate bonds within 5 years;
  - b) Set out an approach to quantifying and addressing climate change risks affecting all other investments, and
  - c) Focus future investments in property and other assets on areas that minimise climate change risk and continue to reduce the council's carbon footprint
- To work with other District and Borough councils in East Sussex to encourage and assist them to adopt Responsible Investment Policies with the same scope.

It also calls on both East Sussex County Council and East Sussex Pension Fund to divest from fossil fuels by developing and adopting Responsible Investment Policies with the same scope.”

7. Membership of Committees

To give effect to any request received from a political group for a change in their representation on committee(s)

8. Reports of Committees

- (a) To resolve that the public be excluded from the meeting during the discussion of any items considered while the public were excluded by the relevant committee because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in the respective paragraphs of Schedule 12A to the Local Government Act 1972 referred to in the minutes of the relevant committee
- (b) To receive and consider the recommendations and any decisions of the following committees: -

<b>Minute No.</b>	<b>Subject</b>	<b>Cabinet Member / Chair</b>
<b>CABINET – 7 MARCH 2016</b>		
50.	Management Response to the Task and Finish Group to Review Scrutiny Functions, Processes and Potential Streamlining	Cartwright
51.	Culture-Led Regeneration Strategy	Poole
52.	Seafront Strategy Action Plan	Poole
53.	Homelessness Strategy	Forward
54.	Appointment of the Chair of the Charity Committee	Chowney
55. (C)	Amendments to the Council's Constitution	Cartwright

56.	Factory Block on Churchfields Estate	Chowney
57. (E)	Factory Block on Churchfields Estate	Chowney
<b>CABINET – 4 APRIL 2016</b>		
59. (C)	Revisions to the Local Development Scheme (LDS) (Local Plan Timetable)	Poole
60.	Hastings Sport and Physical Activity Strategy	Poole
61.	Disabled Facilities Grant Budget 2016/17	Forward
62.	Proposed Kiosk on the Upper Promenade above Bottle Alley	Chowney
63.	SELEP Housing Bid – Coastal Space Phase 3	Forward
64.	Compulsory purchase of long term empty property	Forward
65.	Aquila House - Purchase	Chowney
66. (E)	SELEP Housing Bid – Coastal Space Phase 3	Forward
67. (E)	Compulsory purchase of long term empty property	Forward
68. (E)	Aquila House - Purchase	Chowney

(C) – Council Decision

(E) – Exempt

Notes:

- 1) The Mayor will call over the minutes and members will rise and indicate those items which they wish to have discussed
- 2) No discussion shall take place at this stage upon any part II minute covered by resolution 7 (a) above. Any such discussion shall be deferred until item 8 on the agenda.

## PART II

9. To consider the recommendations and decisions of committees (if any) which the Council has resolved should be discussed after the exclusion of the public from the meeting

Note: Nothing contained in this agenda or in the attached reports and minutes of committees constitutes an offer or acceptance of an offer or an undertaking or contract by the Borough Council

# Agenda Item 2

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### FULL COUNCIL

10 FEBRUARY 2016

Present: The Right Worshipful The Mayor (Councillor Bruce Dowling) in the Chair, Councillors Rogers, Batsford, Cartwright, Charlesworth, Chowney, Cooke, Davies, Forward, Howard, Poole, Pragnell, Roberts, Sabetian, Scott, Sinden, Street, Turner, Webb, Westley, Wincott, Beaver, Charman, Lee, Fitzgerald, Beaney, Atkins, Edwards, Clarke and Dowling

Apologies for absence were noted for Councillor Clark and Hodges

#### 26. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE COUNCIL MEETING HELD ON 16 DECEMBER 2015

**RESOLVED** that the minutes of the Council meeting held on 16 December 2015 be signed by the Mayor as a correct record of the proceedings

#### 27. DECLARATIONS OF INTEREST

The following Councillors declared their interest in the minutes indicated: -

Councillor	Committee	Minute	Interest
Poole	Cabinet, 1 February 2016	43 – Motion to Cabinet regarding a Planning review	Personal – she is Director of Sea Change
Sabetian	Cabinet, 4 January 2016	37 - Proposed Designated Cycle Route in Alexandra Park	Personal – he is a member of the Cyclist Touring Club (CTC)
Westley	Cabinet, 1 February 2016	44 – Taxi Licensing Update	Prejudicial – her husband is a taxi driver

#### 28. ANNOUNCEMENTS FROM THE MAYOR AND LEADER

The Leader of the Council announced that the University of Brighton was currently undertaking a review of its campus in Hastings. The review will consider a number of options, including the closure of the campus. The newly-appointed Vice Chancellor of the university had advised the Local Strategic Partnership that a report would be published in February, with a decision expected in March.

Councillor Chowney highlighted that the university campus was a crucial part of the regeneration of the town and a significant amount of public funds had been invested in the campus facilities.

Although the review process did not include a public consultation, the council, MP and a range of partners from across the business sector and local community had expressed their support for the campus remaining in Hastings. Councillor Chowney

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thanked all these partners for their efforts so far. The council and its partners would continue to strongly resist any proposal to close the campus.

### 29. QUESTIONS FROM MEMBERS OF THE PUBLIC UNDER RULE 11

A written question had been received from Mr C Hurrell regarding Ecclesbourne Glen. Councillor Chowney, the Leader of the Council, answered the question. Copies of the question and reply were circulated at the meeting.

### 30. QUESTIONS FROM COUNCILLORS UNDER RULE 12

No written questions had been received.

Questions to the Leader, Deputy Leader or other Lead Members were asked and answered in accordance with Rule 12.1 as follows:-

Questioner and Councillor	Subject	Reply Given By Councillor
Atkins	<p><u>Social Lettings Agency</u> the social lettings agency is currently behind its target for the number of privately rented properties participating in the scheme. How will the lead member ensure these targets are met, to prevent any additional costs being passed on to council tax payers?</p> <p>Councillor Forward explained that the scheme was a two year pilot project and the team had proactively engaged with a range of landlords throughout. Interest in the initiative was now growing, although in some cases there had been an unavoidable delay in the transfer of privately rented properties to the scheme. Councillor Forward invited Councillor Atkins to schedule a separate meeting with her, so she could update him fully on progress.</p>	Forward
Rogers	<p><u>Source BMX Skate Park</u> is there an update on when the new Source BMX and Skate Park will be opening to the public?</p> <p>Councillor Poole replied that the Source would open to the public on 13 February 2016. She added that she was proud of the council's support for an innovative local business, which would transform a previously neglected area of the seafront and become a significant cultural resource. The new facility was already receiving positive coverage in the media and attracting attention from riders who compete at an international level.</p>	Poole

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Charlesworth	<p><u>Hastings Fishery</u> will the Leader of the Council encourage a debate on the impact of fishing quotas on Hastings fishery, before a referendum on the UK's membership of the European Union (EU)?</p> <p>Councillor Chowney responded that the Hastings fishery had received support from the EU-funded Fisheries Local Action Group (FLAG) project. This had included £1 million worth of investment in projects related to the fishery, including improved equipment and materials. Funding opportunities from the FLAG 2 project were currently being explored. He added that the fishery had been adversely impacted by the UK government's interpretation of fishing quotas for vessels under 10 meters. Councillor Chowney continued that the fishery remained an essential part of the town's identity and tourist offer, but it was not necessary to debate it in relation to the EU referendum.</p>	Chowney
Scott	<p><u>East Sussex County Council (ESCC) budget reductions</u> given the reductions to ESCC services, many of which support vulnerable groups, does this council fully understand the impact of funding reductions to the Seaview project?</p> <p>Councillor Forward said that she was saddened by the reductions to ESCC's services. She explained that the budget for the Seaview project had been reduced by £48,000. The project carried out very valuable work with vulnerable people with complex needs, supporting around 800 people in 2014/15. Service users were also signposted to a range of other agencies and support. Seaview relied heavily on volunteers to deliver its services. Councillor Forward had asked the manager of the Seaview project to outline the likely impact of its budget reductions.</p>	Forward
Cooke	<p><u>Rocklands Caravan Park</u> will the Leader of the Council provide the information which was previously requested by Councillor Edwards on the cost of dealing with issues at Rocklands Caravan Park to the council?</p> <p>Councillor Chowney agreed to circulate this information.</p>	Chowney
Charman	<p><u>Business Mentoring Scheme</u> will the Lead Member provide an update on the new Business Mentoring Scheme?</p>	Poole

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	<p>Councillor Poole explained that the scheme was part of a Coastal Communities Funded project to support businesses in the tourism and creative sector. An officer had been appointed to provide one to one support to new businesses in the sector. It was hoped that up to 27 new jobs may be created by the scheme.</p>	
Pragnell	<p><u>Caravan Licenses</u> will the Leader of the Council allow a representative of the Save Ecclesbourne Glen Group or a Borough Councillor to attend while the distances between caravans at Rocklands Caravan Park are measured? Councillor Chowney replied that the preparation of caravan licences was a matter for professional officers and it would not be appropriate for Councillors or members of the public to be involved in this way.</p>	Chowney
Dowling	<p><u>Bottle Alley</u> it is pleasing to see works beginning on Bottle Alley, what is the timescale for the project? Councillor Poole welcomed the improvements to Bottle Alley, it was anticipated that the works would be completed in March. Additional funding of £50,000 had been received from the coastal revival fund, which would be invested in a new lighting scheme for the area. Plans were also being developed for community events taking place in Bottle Alley. However, in the long term, it would be necessary to explore funding opportunities to support a more comprehensive restoration of the structure. Councillor Poole noted a number of other improvements in the area including the Source BMX and Skate Park and the restoration of Hastings Pier.</p>	Poole
Lee	<p><u>White Rock Theatre</u> will the target for audience figures at the White Rock Theatre be increased this year? Councillor Poole replied that the council monitored attendance figures closely, holding quarterly meetings with the theatre's operators. Attendance figures varied significantly each month, depending on the productions being staged. Councillor Poole commented that the council would need to consider the longer term management options for the theatre carefully.</p>	Poole
Sabetian	<p><u>Funding Reductions</u> does the Leader of the Council agree with the Leader of East Sussex County Council, Councillor Keith Glazier, in his letter to the Guardian newspaper that the level</p>	Chowney



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	<p>of cuts to local government funding will damage public services? Councillor Chowney said that he supported the comments made by Councillor Glazier, adding that the issues he identified in terms of the sustainability of funding reductions to local government affected all local authorities. He commented that the changes ESCC were making to children and adult social services as a result of their funding reductions would impact on vulnerable groups in the community.</p>	
Westley	<p><u>Hastings County Park Interpretation Centre</u> following discussion at Overview and Scrutiny Committee for Services, does the Lead Member agree that delays to the original timescale for the Hastings Country Park Interpretation Centre are justified in order to achieve a better result? Councillor Davies explained that the council was seeking to achieve best value from its investment of £250,000 in the new interpretation centre. It was continuing to explore external funding opportunities with its partner, Ground Work South, which would ensure the new building was of a high standard.</p>	Davies

**31. MOTION (RULE 14)**

Councillor Beaney proposed a motion, as set out in the resolution below, which was seconded by Councillor Roberts.

**RESOLVED (unanimously) that this council notes:**

- **1 in 4 people will experience a mental health problem in any given year**
- **The World Health Organisation predicts that depression will be the second most common health condition worldwide by 2020**
- **Mental ill health costs some £105 billion each year in England alone**
- **People with a severe mental health illness die up to 20 years younger than their peers in the UK**
- **There is often a circular relationship between mental health and issues such as housing, employment, family problems or debt**

**This council believes:**

- **As a local authority we have a crucial role to play in improving the mental health of everyone in our community and tackling some of the widest and most entrenched inequalities in health**
- **Mental health should be a priority across all the local authority's areas of responsibility, including; housing, community safety and planning**

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- All councillors, whether members of the executive or scrutiny and in our community and casework roles, can play a positive role in championing mental health on an individual and strategic basis

This council resolves:

- To sign the Local Authorities Mental Health Challenge run by Centre for Mental Health, Mental Health Foundation, Mental Health Providers Forum, Mind, Rethink Mental Illness, Royal College of Psychiatrists and YoungMinds
- We commit to appoint an elected member as mental health champion across the council
- We will seek to identify a member of staff within the council to act as lead officer for mental health
- This council will also:
  - Support positive mental health in our community, including in local schools, neighbourhoods and workplaces
  - Work to reduce inequalities in mental health in our community
  - Work with local partners to offer effective support for people with mental health needs
  - Tackle discrimination on the grounds of mental health in our community
  - Proactively listen to people of all ages and backgrounds about what they needs for better mental health
  - Sign up to the Time to Change pledge

### 32. MEMBERSHIP OF COMMITTEES

Following the approval of the motion listed at minute 31, Councillor Chowney proposed that Councillor Beaney be appointed as mental health champion across the council.

**RESOLVED** that Councillor Sue Beaney be appointed as mental health champion

### 33. PROTOCOL FOR THE RELATIONSHIPS BETWEEN MEMBERS AND OFFICERS

The Chief Legal Officer submitted a report which set out amendments to the council's constitution in respect of the protocol for relationships between members and officers. The constitution formed the basis of the council's corporate governance, it had been necessary to refresh the protocol following the senior management restructure.

Under rule 13.3 the report was approved without being called for discussion.

**RESOLVED** that Full Council approve the changes to the protocol for relationships between members and officers as set out in Appendix 1 of the Chief Legal Officer's report

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The reason for this decision was:

The council's constitution is the basis for the council's corporate governance.

**34. THE TEMPORARY APPOINTMENT OF TWO INDEPENDENT PERSONS**

The Chief Legal Officer submitted a report which sought the temporary appointment of two temporary Independent Persons, in order for the Standards Committee to deal with a complaint received by the Monitoring Officer.

Under Rule 13.3 the report was approved without being called for discussion.

**RESOLVED that: -**

- 1) Sue Fellows and Jan Gray be appointed as temporary Independent Persons for the duration of the current complaint, and;**
- 2) The Monitoring Officer and Deputy Monitoring Officer be given delegated authority to appoint temporary Independent Persons when Hastings Borough Council's existing Independent Persons are both conflicted from the process**

The reason for this decision was:

The Monitoring Officer has received a complaint that needs to be dealt with by Standards Committee. The Localism Act 2011 (the Act) requires that the views of the Independent Person(s) must be sought on a complaint referred for investigation before the outcome of the complaint is determined.

Both our Independent Persons have a conflict of interest and neither can be involved in the process.

**35. REPORTS OF COMMITTEES**

The Mayor having called over the minutes set out in the agenda, the under mentioned minutes were reserved for discussion.

**RESOLVED – under rule 13.3 that the reports and minutes of committees set out in the agenda be received. Only those items which were reserved were discussed, as follows: -**

Meeting	Minute	Councillor
Cabinet, 4 January 2016	37 – Proposed Designated Cycle Route in Alexandra Park	Sabetian
Cabinet, 1 February 2016	43 – Motion to Cabinet regarding a Planning review	Atkins
Cabinet, 1 February 2016	44 (C) – Taxi Licensing Update	Davies
Cabinet, 1 February 2016	45 (C) – Pay Policy Statement	Webb

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Minute number 44 of Cabinet on 1 February 2016 was a matter for Council decision. Councillor Westley, having declared a prejudicial interest in this matter, left the Council Chamber during the debate. Councillor Davies moved approval of the minute, seconded by Councillor Roberts, which was agreed by 27 votes for, 1 against.

Minute number 45 of Cabinet on 1 February 2016 was a matter for Council decision. Councillor Cartwright moved approval of the minute, seconded by Councillor Davies, and agreed by 28 votes for, 0 against, with 1 abstention.

No motions for reference to an Overview and Scrutiny Committee or reference back to Cabinet were approved in respect of the items reserved for discussion and they were, therefore, received.

(The Mayor declared the meeting closed at. 8.37 pm)

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## FULL COUNCIL

24 FEBRUARY 2016

Present: The Right Worshipful the Mayor Councillor Bruce Dowling in the Chair, Councillors Rogers, Batsford, Cartwright, Charlesworth, Chowney, Clark, Davies, Forward, Howard, Poole, Dowling, Roberts, Sabetian, Scott, Sinden, Street, Turner, Webb, Westley, Wincott, Charman, Fitzgerald, Beaver, Lee, Beaney, Atkins, Edwards, Clarke and Pragnell

Apologies for absence were noted for Councillor Cooke

### 36. BYELAWS FOR THE PROMENADE AND SEASHORE

The Assistant Director for Regeneration and Culture submitted a report on byelaws for the promenade and seashore.

The existing bylaws were now considered to be difficult to understand for members of the public, applying inappropriate levels of penalty and in some cases were no longer relevant. It was therefore proposed to replace the existing bylaws with two model bylaws, covering a range of activities on the seashore and promenade.

The proposed bylaws had been subject to an internal consultation within the council and the Foreshore Trust and Coastal User Group. The draft bylaws had also been subject to extensive consultation with relevant emergency services, local disability groups, sports and leisure users of the promenade and seashore and the wider public.

The results had been submitted to the Department for Communities and Local Government (DCLG) as part of the council's application for provisional approval. The DCLG had now granted provisional approval. Once the bylaws have been adopted by Full Council, they will be sealed and the council will place a further public notice of its intention to apply to the DCLG for formal confirmation of the bylaws. Following a further month long consultation period, it is likely that the DCLG will then confirm the bylaws and the date they will come into effect.

Councillor Poole proposed approval of the recommendations to the Assistant Director of Regeneration and Culture's report, which was seconded by Councillor Westley.

**RESOLVED (unanimously) that the council approve the making and adoption of the Byelaws for Promenades and the Byelaws for the Seashore**

The reason for this decision was:

The Byelaw (Alternative Procedure) (England) Regulations 2016 will come into force on 3 March 2016. This means that the Byelaws need to be sealed before that date to ensure that they can follow the process under Section 236(4) Local Government Act 1972.

(The Chair declared the meeting closed at. 5.37 pm)

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## BUDGET COUNCIL

24 FEBRUARY 2016

Present: The Right Worshipful the Mayor (Councillor Bruce Dowling) in the Chair, Councillors Rogers, Batsford, Beaney, Cartwright, Chowney, Clark, Dowling, Davies, Forward, Howard, Poole, Pragnell, Roberts, Sabetian, Scott, Sinden, Street, Turner, Webb, Westley, Wincott, Charman, Fitzgerald, Beaver, Charlesworth, Lee, Atkins, Edwards, Clarke and Cooke

Prior to the start of the meeting, members stood and observed one minutes silence in memory of Councillor John Hodges

### **37. DRAFT CORPORATE PLAN 2016/17 TO 2018/19**

It was proposed that the recommendations set out in minute number 46 of the meeting of Cabinet held on 15 February 2016 be approved.

Councillor Dowling, the Right Worshipful the Mayor, proposed a motion, seconded by Councillor Street, and agreed unanimously as follows: -

**RESOLVED that in order to facilitate full discussion on Cabinet's proposal for the corporate plan and any proposed amendments to Cabinet's recommendations, Council suspends Rule 16.6(b) of Council Procedure Rules (only one amendment may be moved and discussed at any one time. No further amendment may be moved until the amendment under discussion has been disposed of) to permit the Deputy Leader's motion and all amendments to be on the table and open for discussion at the same time.**

Councillor Cooke proposed an amendment to the draft Corporate Plan, seconded by Councillor Atkins, as follows: -

Our Vision for Hastings

Hastings will stand proudly, head and shoulders above the rest, on our own two feet competing economically and culturally as a prosperous, independent and vibrant area. A place where the private sector flourishes, guaranteeing everyone the security and peace of mind afforded by a sustainable, well-paid job. A place where the high quality education of our young people is paramount, complementing skill shortages within the workforce. It will be the country's economic and cultural powerhouse, a place where businesses want to trade and tourists want to visit. Aspiration, community and accountability will run strong across the town, holding decision makers to account, while working together to protect green spaces and promote the area to visitors and investors alike. Hastings will be known as a place where people are proud to live, work and enjoy, a place which protects and acres for those citizens that need help, yet supports aspiration and opportunity for all, enabling individuals, no matter their, cultural, religious, or financial circumstances, to achieve what they want in life.

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### The Council's Values

- a) Insert the word "religious" after "race" to read: "regardless of their gender, social class, race, religion, disability, age..."
- b) Replace / reword full value with the following "We believe that the council should uphold a culture of co-operation, openness, fairness and transparency, while rebuilding public confidence in all it does, enabling local people and other agencies to hold us to account, work with us, and secure full confidence in the council.

### Turing our vision into reality

#### Economic and physical regeneration:

After "Economic and physical regeneration:" and before "To secure..." insert "To, at the forefront of our activities, market and promote the town to outside businesses and business communities as a somewhere to invest and relocate. Using all available powers and resources to draw business to the area, encouraging business growth, while supporting local entrepreneurs wishing to form new enterprises. All in order to secure..."

#### Cultural regeneration:

After "Cultural regeneration:" and before "To contribute..." insert "Developing a programme of monetization in order to leverage a sustainable future for the cultural and historical assets Hastings is blessed with."

#### Transforming the way we work:

After "...delivery of services." Insert "Striving for efficiency and effective management of resources to always provide value for money for hardworking taxpayers."

The proposed amendment to the council's values to insert the word "religious" after "race" to read: "regardless of their gender, social class, race, religion, disability, age..." was accepted by the Deputy Leader of the Council. The remaining changes proposed by Councillor Cooke were taken as a single amendment.

The amendment was lost by 8 votes to 22.

Councillor Forward moved that the draft corporate plan be approved.

**RESOLVED (by 22 votes for to 8 against with 1 abstention) that: -**

- 1) **The content of the documents appended to the report of the Director of Corporate Services and Governance to Budget Cabinet on 15 February 2016 form the basis of the council's corporate plan 2016/17 to 2018/19, subject to the proviso that any significant amendment made to the council's draft budget be reflected in the final corporate plan text;**



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- 2) Delegated authority be given to the Director of Corporate Services and Governance, after consultation with the Leader of the Council, to make further revisions as is considered necessary to the attached plan prior to publication to reflect decisions made on the council's budget;
- 3) A retrospective year-end report on performance and the actual performance indicator information for 2015/16 be presented to the Overview and Scrutiny committees in June, prior to consideration by Cabinet in July 2016, and that the Council delegate authority to that Cabinet meeting to agree the 2016/17 performance indicators based on previous year's performance, and;
- 4) All who submitted views as part of the consultation process be thanked for their contribution

The reason for this decision was:

The council needs to approve the corporate plan as it is a statement of Hastings Borough Council's strategic direction to 2019. It sets out how we will ensure that we successfully address our priorities, meet the needs of our communities, and ensure we have a strong dedicated and motivated workforce to deliver our strategic priorities.

### **38. REVENUE BUDGETS 2015/16 (REVISED) AND 2016/17, PLUS CAPITAL PROGRAMME 2016/17 TO 2018/19**

It was proposed that the recommendations set out in minute number 47 of the meeting of Cabinet held on 15 February 2016, be approved.

Councillor Dowling, the Right Worshipful the Mayor, proposed a motion, seconded by Councillor Roberts, and agreed unanimously, as follows: -

**RESOLVED** – that in order to facilitate full discussion on Cabinet's proposal for the budget and any proposed amendments to Cabinet's recommendations; Council suspends Rule 16.6(b) of Council Procedure Rules (only one amendment may be moved and discussed at any one time. No further amendment may be moved until the amendment under discussion has been disposed of) to permit the Leader's motion and all amendments to be on the table and open for discussion at the same time.

Councillor Atkins proposed an amendment to the revenue budget forward plan, Appendix G, seconded by Councillor Clarke, as follows: -

Ref		Original 2016/17 Budget £000's	Conservative Amendment	Comment
1	Net Service Expenditure	15,367	15,367	
11a	PPS Costs		50	Cost of externally managed PPS
11b	Reallocated Priorities		250	Extra costs of new PPS initiatives
11c	Regen Investment		250	Extra costs of

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				business regeneration
11d	PPS Savings		-700	Savings in employee and service costs by reallocating priorities to PPS (in addition to PIER savings)
11e	Extra Contribution to Reserves		27	
30	Freeze on Council tax (2.08% offset)		123	No Council Tax increase for HBC in 2016
42	Contribution to General Fund	15,048	15,048	

Under rule 16.14 of the council's constitution, the Mayor proposed that the council proceed as if in committee during the debate on this item, except when a vote took place, when the meeting returned to Full Council.

The amendment was lost by 8 votes to 22 with 1 abstention. Councillors Atkins, Beaver, Charlesworth, Clarke, Cooke, Edwards, Lee and Pragnell voted in favour of the proposed amendment to the revenue budget. Councillors Batsford, Beaney, Cartwright, Charman, Chowney, Clark, Davies, Dowling, Fitzgerald, Forward, Howard, Poole, Roberts, Rogers, Sabetian, Scott, Sinden, Street, Turner, Webb, Westley and Wincott voted against the proposed amendment. The Mayor abstained from the vote.

Councillor Chowney proposed approval of the Revenue Budgets 2015/16 (Revised) and 2017/18, plus Capital Programme 2016/17 to 2018/19, subject to an amendment to the draft budget deleting a proposed saving by no longer sending out neighbour notification letters for planning applications.

Councillors Batsford, Beaney, Cartwright, Charman, Chowney, Clark, Davies, Dowling, Fitzgerald, Forward, Howard, Poole, Roberts, Rogers, Sabetian, Scott, Sinden, Street, Turner, Webb, Westley and Wincott voted for approval of the Revenue Budgets 2015/16 (Revised) and 2016/17, plus Capital Programme 2016/17 to 2018/19. Councillors Atkins, Beaver, Charlesworth, Clarke, Cooke, Edwards, Lee and Pragnell voted against the motion. The Mayor abstained from the vote.

**RESOLVED (by 22 votes for, 8 against with 1 abstention) that Council:-**

- 1) Approve the revised revenue budget for 2015/16 (Appendix A);**
- 2) Approve the draft 2016/17 revenue budget (Appendix A);**
- 3) Approve a 2.08% (£5 for Band D property) increase in the borough council's part of the council tax;**
- 4) Agree that the absolute minimum level of reserves that shall be retained be increased to £5m (plus general fund balance) from the current level of £4m;**
- 5) Approve the capital programme 2015/16 (revised) to 2018/19 (Appendix P);**

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- 6) Approve the proposed expenditure from the Renewal and Repairs Reserve, and Information Technology Reserve (Appendices J and I respectively) and those items from other reserves shown in Appendix H that can proceed without further reference to Cabinet or Council;
- 7) Approve that the use of monies identified in the budget for invest to save schemes be determined by the Assistant Director for Financial Services and Revenues in consultation with the Leader of the Council;
- 8) Approve the revised Land and Property Disposal Programme (Appendix L) and agree that disposals can be brought forward if market conditions make it sensible to do so;
- 9) Agree that schemes marked with an asterisk in the capital programme can proceed without further reference to Cabinet or Council;
- 10) Agree work on the Priority Income and Efficiency Reviews (PIER) should continue and where possible identify a sustainable budget for a period in excess of 1 year. A mid-year review, for members and officers, to be undertaken in light of the continuing severe government grant reductions;
- 11) Agree the establishment of a Hardship Fund in respect of Council Tax Support;
- 12) Approve the detailed recommendations in Appendix M, which relate to the setting of council tax in accordance with Sections 31 to 36 of the Local Government Act 1992, and;
- 13) Approve that the budget be amended as necessary to reflect the final grant figures from government (once revised) in respect of Benefit Administration Grant

The reason for this decision was:

- 1) Major reductions in funding in 2016/17 are set to continue to 2019/20 and possibly beyond and this will impact heavily upon the council's ability to provide services and grants across all areas of existing activity.
- 2) Since 2010/11 funding has been reduced by more than 54% in cash terms on a like for like basis. To ensure key corporate priorities are achieved it remains imperative that the limited resources available are properly targeted.
- 3) The council needs to be in a position to match its available resources to its priorities across the medium term and to maintain sufficient reserves and capacity to deal with potentially large and unexpected events in addition to fluctuations in income and expenditure levels.
- 4) The council is exposed to a much greater degree of volatility in the level of funding it receives through Non Domestic rates. In addition it is also exposed to a much higher degree of volatility in terms of Council tax Support claims –the council now receiving an upfront sum as part of the annual grant settlement rather than reimbursement of actual costs.
- 5) Further reductions in grant funding have major implications for the council and as such work needs to continue to identify and make savings in order to produce balance budgets in 2017/18 and beyond.

## FULL COUNCIL

24 FEBRUARY 2016

### **39. TREASURY MANAGEMENT AND ANNUAL INVESTMENT STRATEGY 2016/17 INCLUDING QUARTERLY MONITORING REPORTS FOR 2015/16**

The Assistant Director for Financial Services and Revenues submitted a report to consider the draft treasury management and annual investment strategy. The strategy provided a framework for the management of the council's investments, cash flow and borrowing activities.

Under rule 13.3 of the council's constitution it was agreed that the recommendations set out in minute number 48 of the Cabinet meeting held on 16 February 2016, which was a matter for Council decision, were agreed without being called for discussion.

#### **RESOLVED that Council: -**

- 1) Approve the Treasury Management Strategy, Minimum Revenue Provision (MRP) Policy and Annual Investment Strategy (2016/17), and;**
- 2) The quarterly performance for 2015/16 be agreed**

#### The reason for this decision was:

The council seeks to minimise the costs of borrowing and maximise investment income whilst ensuring the security of its investments. The sums involved are large and the assumptions play an important part in determining the annual budget. Compliance with the CIPFA Code of Practice represents best practice and ensures compliance with statutory requirements.

(The Mayor declared the meeting closed at. 8.27 pm)

# Agenda Item 8 Public Document Pack

## CABINET

7 MARCH 2016

Present: Councillors Chowney (Chair), Forward (Vice-Chair), Cartwright, Poole, Atkins, Davies and Fitzgerald

Apologies for absence were noted for Councillor Cooke

At the start of the meeting, the Chair announced that Councillor Colin Fitzgerald had been appointed as a member of Cabinet and Chair of the Charity Committee

49. **MINUTES OF THE MEETING HELD ON 1 FEBRUARY 2016 AND MINUTES OF THE BUDGET MEETING HELD ON 15 FEBRUARY 2016**

**RESOLVED** that the minutes of the meeting held on 1 February 2016 and the Budget meeting held on 15 February 2016 be approved and signed by the chair as a correct record of the meeting

**RESOLVED** the Chair called over the items on the agenda, under rule 13.3 the recommendations set out in minute numbers 53, 54, 55, 56 and 57 were agreed without being called for discussion

### MATTERS FOR CABINET DECISION

50. **MANAGEMENT RESPONSE TO THE TASK AND FINISH GROUP TO REVIEW SCRUTINY FUNCTIONS, PROCESSES AND POTENTIAL STREAMLINING**

The Director of Corporate Services and Governance presented a report which provided a management response to the recommendations made by a task and finish group of overview and scrutiny members in respect of the council's scrutiny function.

Councillor Howard, as Chair of the task and finish group, presented the group's recommendations to Cabinet.

As part of the 2015/16 overview and scrutiny work programme, members had agreed to review the structure of the council's overview and scrutiny function, in the context of the broader organisational transformation programme taking place across the council. The task and finish group had considered examples of good practice of other authorities and the priorities and role of the council's overview and scrutiny function in the future.

The task and finish group made an initial recommendation to adopt a single Overview and Scrutiny Committee, combining the responsibilities of the present Services and Resources committees, with effect from May 2016. This proposal was supported by members of both overview and scrutiny committees at their meetings in November 2015. The task and finish group was then reconvened to refine their recommendations, this included defining the role of the chair, vice chair and members of the new committee. Members have also been piloting new way of reporting performance monitoring information over the past year, which it is hoped will assist the new committee.

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The task and finish group recommended that the unspent special responsibility allowance for the Chair and Vice Chair under the previous structure be ring-fenced for a period of six months. Councillor Cartwright proposed an amendment to the recommendations of the Director of Corporate Services and Governance's report, as set out in the resolution below, which would enable the savings from the unspent special responsibility allowances for the Chair and Vice Chair to be realised immediately.

A report on the new structure for overview and scrutiny, and the required changes to the council's constitution was supported by the Working Arrangements Group.

Councillor Cartwright proposed approval of the amended recommendations to the Director of Corporate Services and Governance's report, which was seconded by Councillor Davies.

### **RESOLVED (unanimously) that: -**

- 1) Cabinet thank the scrutiny task and finish group for their report, and;**
- 2) Cabinet approve the recommendations of the task and finish group, subject to the comments set out in paragraphs 11 to 21 of the Director of Corporate Services and Governance's report. Including realising the savings from the unspent special responsibility allowance for the Chair and Vice Chair allowance immediately, as outlined in paragraph 14.**

The reason for this decision was:

To acknowledge and respond to the recommendations arising from the work undertaken by the scrutiny task and finish group.

### **51. CULTURE-LED REGENERATION STRATEGY**

The Assistant Director for Regeneration and Culture presented a report which sought approval of the Culture-Led Regeneration Strategy 2016/21.

Culture-led regeneration remained a priority for the council. The purpose of the strategy was to assist the council and its partners in realising the potential of the town's cultural heritage and environment, ensuring that Hastings became a highly desirable place to live, work, visit and invest.

The previous strategy had come to an end in 2015 and the new strategy had been developed in consultation with the creative and cultural sector together with the wider community. The strategy identified six key objectives, which supported the overall vision for this sector.

The Assistant Director for Regeneration and Culture explained that an action plan would be compiled to support the strategy. The action plan would also assist the council and its partners in pursuing funding opportunities to support key activities.

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Councillor Poole proposed approval of the recommendations to the Assistant Director of Regeneration and Culture's report, which was seconded by Councillor Cartwright.

**RESOLVED (unanimously) that:**

**1) Cabinet support the adoption of the strategy**

The reason for this decision was:

The previous strategy, Hastings Cultural Regeneration Strategy 2010/15, has come to an end. Culture-led regeneration is still a priority for HBC and therefore a new strategy is needed to guide the next stage of development and ensure that the greatest impact and benefit is achieved.

**52. SEAFRONT STRATEGY ACTION PLAN**

The Assistant Director for Regeneration and Culture presented a report which updated members on the development of a Seafront Strategy Action Plan, which had been requested by Cabinet following a refresh of the Seafront Strategy in January 2015.

The Seafront Strategy acknowledged that the seafront is a key part of the town's identity and tourist offer and set out the council's vision for the regeneration of the area. The priorities in the strategy were intended to assist residents and visitors in utilising the area for leisure, recreational and cultural activities, as well as supporting broader objectives for a safe and cohesive community.

The action plan provides further detail as to how strategic projects and targets will be delivered, including potential sources of funding. The action plan is monitored on a regular basis by the Lead Member for Regeneration and Director of Operational Services.

Members acknowledged a number of significant improvements to the seafront over recent years, including the development of the Stade Open Space and the refurbishment of the former White Rock Baths as a BMX and skate park.

Councillor Poole proposed approval of the recommendations to the Assistant Director of Regeneration and Culture's report, which was seconded by Councillor Davies.

**RESOLVED (unanimously) that members ratify the action plan**

The reason for this decision was:

Further to the adoptions of the Seafront Strategy refresh in January 2015, Cabinet requested that the action plan was presented for ratification.

**53. HOMELESSNESS STRATEGY**

The Assistant Director of Housing and Built Environment submitted a report which sought adoption of the draft Homelessness Strategy 2016/18. The report also set out the results of a 12 week public consultation which had been undertaken on the draft strategy.

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Under the Homelessness Act 2002, all housing authorities were required to carry out homelessness review and prepare a homelessness strategy every five years. The present strategy came to an end in 2015 and the council had carried out a detailed review of homelessness in Hastings, over the past three years, with a range of partner agencies, voluntary sector organisations and service users. The review had found that significant progress had been made towards achieving the priorities set out in the last strategy. However, recent changes to legislation, particularly the Housing and Planning Bill and the Government's budget and spending review will impact the housing sector.

Following the review, a draft homelessness strategy had been developed, focusing on the priority areas of preventing and minimising homelessness, improving access to good quality accommodation in the private rented sector and working in partnership to deliver quality housing and support services.

The draft strategy had been subject to a public consultation between 4 November 2015 and 28 January 2016, the responses to the consultation had supported the overall direction of the strategy although some of the representations received had raised concern at the growing use of temporary accommodation, increases in visible rough sleeping and reductions to the Adult Social Care budget from 2016/19.

### **RESOLVED that the Homelessness Strategy 2016/18 is adopted by Cabinet**

The reason for this decision was:

Local Authorities are required to produce and consult on a Homelessness Strategy for their areas. The council's existing Homelessness Strategy covers the period 2013/2015 and therefore needs to be updated.

As such, we have now produced the Hastings and St Leonards Homelessness Strategy 2016/18, which has been informed by a comprehensive homelessness review, ongoing partnership work, Government guidance and a 12 week public consultation.

The new strategy provides a framework for addressing the ongoing challenges resultant from the Localism and Welfare Reform Acts 2011 and 2012 combined with changes to homelessness legislation and new reforms proposed in the Government's 2015 budget and spending review and the new Housing and Planning Bill.

### **54. APPOINTMENT OF THE CHAIR OF THE CHARITY COMMITTEE**

The Chief Legal Officer submitted a report to appoint the Chair of Charity Committee.

The Charity Committee is responsible for the running of the Foreshore Trust and its members are appointed by Cabinet.

Following the recent death of Councillor John Hodges, it was necessary to appoint a new chair of the committee. The Leader of the Council had nominated Councillor Colin Fitzgerald as Chair.



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**RESOLVED that the Leader of the Council's nomination to appoint Councillor Colin Fitzgerald as Chair of the Charity Committee be accepted**

The reason for this decision was:

Following the death of Councillor John Hodges it is necessary to appoint a new Chair of the Charity Committee. The Charity Committee is responsible for the running of the Foreshore Trust.

### MATTERS FOR COUNCIL DECISION

#### **55. AMENDMENTS TO THE COUNCIL'S CONSTITUTION**

The Chief Legal Officer submitted a report on amendments to parts 2, 3, 4 and 6 of the council's constitution.

The constitution formed the basis of the council's corporate governance. A task and finish group of scrutiny members had recommended a number of changes to the structure of the council's overview and scrutiny function, it was therefore necessary to revise the constitution to reflect the new structure which would come into effect from May 2016.

The amendments to the council's constitution had been approved by Working Arrangements Group (WAG) at their meeting in February 2016.

**RESOLVED that Cabinet recommend to Council approval of the changes to the council's constitution for overview and scrutiny**

The reason for this decision was:

A task and finish group of members have been undertaking a review of the structure of the council's overview and scrutiny function. Members have proposed a number of changes to the structure to be implemented from the 2016/17 municipal year.

This requires the amendments to the council's constitution described in the Chief Legal Officer's report.

The amendments are shown as track changes in the report.

WAG approved the amendments on 3 February 2016.

As part of this process the Members Allowance Scheme has been updated.

### MATTERS FOR CABINET DECISION

#### **56. FACTORY BLOCK ON CHURCHFIELDS ESTATE**

The Assistant Director of Financial Services and Revenues submitted a report which sought approval to progress with proposals to purchase the long leasehold interest of a factory block.

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The council owned the freehold of a plot on the Churchfields Estate, which was currently let on a ground lease until 2 July 2112. The leaseholder has indicated their intention to dispose of their long leasehold interest and offered the council the opportunity to purchase it.

Purchasing the long leasehold interest would enable the council to achieve additional income by marketing the vacant units for rent. There was also potential to configure a more efficient layout for the site, as the council already owned the adjoining units. A condition survey of the existing units had not identified any issues that would require capital investment in the short term.

### **RESOLVED to purchase the long leasehold as set out in the Part 2 report**

The reason for this decision was:

The council will gain a unit that could be rented out and would have more control over the land to assist with any development of the adjoining plots that are in our ownership.

### **57. FACTORY BLOCK ON CHURCHFIELDS ESTATE**

The Assistant Director of Financial Services and Revenues submitted a report which set out the financial implications of the proposed purchase of along leasehold interest of a factory block.

### **RESOLVED to purchase the long leasehold interest for the amount set out in the Assistant Director of Financial Services and Revenue's report**

The reason for this decision was:

The council would gain a unit that could be rented out and would have more control over the land to assist with any development of the adjoining plots that are in our ownership.

(The Chair declared the meeting closed at. 6.41 pm)

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4 APRIL 2016

Present: Councillors Chowney (Chair), Forward, Cartwright, Poole, Atkins, Cooke and Davies

Apologies for absence were noted for Councillor Fitzgerald

## 58. MINUTES OF THE MEETING HELD ON 7 MARCH 2016

**RESOLVED that the minutes of the meeting held on 7 March 2016 be approved and signed by the chair as a correct record of the meeting**

**RESOLVED the Chair called over the items on the agenda, under rule 13.3 the recommendations set out in minute numbers 59, 60, 61, 63, 64, 65, 66 and 67 were agreed without being called for discussion**

## 59. REVISIONS TO THE LOCAL DEVELOPMENT SCHEME (LDS) (LOCAL PLAN TIMETABLE)

The Assistant Director for Regeneration and Culture submitted a report which advised Cabinet of the updated timescales for the production of the emerging Local Plan documents, since the last Local Development Scheme (LDS) was adopted in July 2014.

The LDS is a public statement of the council's programme for production of Local Development Documents (LDDs), which form part of the Local Plan for Hastings. Local authorities are required to review their LDS from time to time, to ensure the work programme remains realistic and achievable.

Since the last review of the LDS in 2014, the council has adopted the Hastings Development Management Plan and two supplementary planning documents (SPDs) in relation to the retention of employment land and visitor accommodation. A number of other significant regeneration projects have also taken place in the town, including the restoration of Hastings Pier and the redevelopment of the White Rock Baths as a BMX and skate park.

It is therefore necessary to review the LDS. In particular, consideration has been given to extending the Town Centre Area Action Plan, to include the area known as White Rock to reflect the west of the town centre. This change reflects the importance of the White Rock area to the town's civic and cultural identity, as well as the new opportunities which have emerged to widen the cultural, recreational and leisure facilities in the area following earlier regeneration activity.

The revised LDS identified further SPDs, to be prepared over the next 3 years, including affordable housing, contribution to play space provision, design and developer contributions. The report also proposed timescales for the adoption of the documents and associated consultation.

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### **RESOLVED that the contents of the revised Local Development Scheme be agreed**

The reason for this decision was:

So that an up-to-date Local Development Scheme is in place in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by section 180 of the Planning Act 2008 and section 111 (7) of the Localism Act, and the Town and Country Planning (Local Development) (England) regulations 2004.

### **60. HASTINGS SPORT AND PHYSICAL ACTIVITY STRATEGY**

The Assistant Director for Regeneration and Culture submitted a report which advised that the Hastings Sport and Physical Activity Strategy had been updated.

Supporting sport and physical activity was integral to the council's broader ambitions to improve the health and wellbeing of residents, develop stronger and safer communities and facilitate the economic prosperity of the town. During the lifespan of the previous strategy, which covered the period from 2012 – 2015, physical activity rates of Hastings adult residents increased significantly.

A revised strategy has been developed by a working group of partners from the statutory, voluntary and community sectors. The working group have considered local needs and national and regional priorities. The development and implementation of a strategy is also expected as part of the funding agreement with ESCC Public Health.

The revised strategy focused on 3 key priority areas of increasing participation and encouraging more residents to meet the recommended physical activity levels, enhance capacity and build the skills of volunteers and to strengthen partnerships to ensure a co-ordinated approach.

The strategy will be subject to regular review, the Active Hastings Partnership will also produce an annual action plan, along with an annual report to show progress against the priorities contained in the strategy.

### **RESOLVED that the updated Hastings Sport and Physical Activity Strategy 2016-2020 be considered and agreed**

The reason for this decision was:

Sport and physical activity play a key role in improving the health and wellbeing of our residents, as well as developing stronger and safer communities, contributing to economic prosperity, increasing skills, reducing our carbon footprint and increasing personal confidence and self-esteem.

The strategy aims to make participation in sport and physical activity a regular habit for more people, particularly under-represented and inactive groups.

The strategy reflects the coming together of a range of partners to establish a creative and coordinated approach to make a difference through sport and physical activity.

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### 61. DISABLED FACILITIES GRANT BUDGET 2016/17

The Assistant Director for Housing and Built Environment submitted a report which set out the increased Disabled Facilities Grant (DFG) budget allocation through the Better care Fund for 2016/17, and set out options for delivery.

Since April 2015, DFG funding had formed part of wider Better Care Fund which is paid to health and social care authorities. The funding is ring-fenced within the fund for 2016/17. THE DFG funding allocation to Hastings Borough Council in 2016/17 has been increased by 83% to £1,407,313.

The DFG allocation for 2015/16 has been fully spent; with a further committed spend rolling into 2016/17. Initial discussions with the Operations Manager for Occupational Therapy Services at East Sussex County Council (ESCC) indicate that there is a need for the increased budget. The Adult Social Care team at ESCC was currently changing their working practices in order to clear the current waiting list of clients for assessment by an Occupational Therapist. The report proposed that a proportion of the allocation be used to fund an additional surveyor to administer the DFG's for 2016/17.

#### **RESOLVED that:**

- 1) **The DFG allocation for 2016/17 be noted, and;**
- 2) **An additional revenue resources, funded through the DFG allocation, is agreed to deliver the increased spend**

The reason for this decision was:

Nationally DFG allocations through the Better care Fund have increased by an average of 80% for 2016/17. In Hastings, the Better care Fund is administered through East Sussex County Council and subsequently allocated to Districts and Boroughs. The allocation in Hastings for 2016/17 is £1,407,313 this represents an 83% increase on 2015/16. ESCC Adult Social Care are confident the need for adaptations in Hastings is such that the full budget can be spent, in order to administer this increased level of grant activity however an additional resource is required within the Housing Renewal Team.

### 62. PROPOSED KIOSK ON THE UPPER PROMENADE ABOVE BOTTLE ALLEY

The Assistant Director, Financial Services and Revenues, presented a report which sought approval to progress with proposals for the construction of a kiosk on the Upper Promenade.

The council had been considering options to create additional interest along the seafront. An appraisal had been undertaken which identified four potential sites for new facilities, including a kiosk for catering use.

A public consultation had been undertaken on design and location of the new kiosk, and a scheme was chosen which was in-keeping with the existing modernist

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structures on the seafront. Planning consent for the new structure had been granted in January 2015.

Nine proposals had been received when initial expressions of interest had been invited in October 2014 to operate the new kiosk. It is proposed to market the site while tenders are being sought, construction of the kiosk will only begin once a leasing agreement is in place.

Councillor Chowney proposed approval of the recommendations to the Assistant Director – Financial Services and Revenue’s report, which was seconded by Councillor Cartwright.

**RESOLVED (unanimously) that capital funding of £79,000 be approved for constructing a kiosk**

The reason for this decision was:

The council is keen to enhance the facilities for residents and visitors to the town. As part of the Seafront Strategy we have made a commitment to new kiosks on the promenade that link to the Bottle Alley refurbishment (concrete repairs due to be completed by the end of March) and will help animate this long stretch of seafront.

### **63. SELEP HOUSING BID - COASTAL SPACE PHASE 3**

The Assistant Director for Housing and Built Environment submitted a report which proposed a third phase of the Coastal Space project to be taken forward with the support of the South East Enterprise Partnership (SE LEP).

In February 2013, the council had agreed to invest in a proposed housing acquisition and improvement scheme by Amicus Horizon, to support the continued regeneration of Central St Leonards. A second phase was agreed in February 2015, and the remit of the scheme was extended to include long term empty properties outside Central St Leonards. The report provided an update on phases 1 and 2 of the scheme.

The council made a successful submission to the SELEP in July 2014 on behalf of several coastal communities to support investment in local housing markets. Provided the business plan is approved when it is considered by the Local Enterprise Partnership (LEP) in June 2016, the allocation of funding to Hastings could support a third phase of the scheme.

Phase 3 of the scheme would involve the potential compulsory purchase (CPO) or a long term empty home and its onward sale to Amicus Horizon for redevelopment. The council would also be required to make an additional investment in the scheme under Section 435 of the Housing Act 1985.

**RESOLVED that the council approves a grant of £709,000 to Amicus Horizon in respect of a further Coastal Space project, as outline in a part II report submitted at the meeting**

The reason for this decision was:

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Phase 1 and 2 of the Coastal Space project have been funded in part by the Homes and Community Agency, AmicusHorizon and Hastings Borough Council. The intention had been that phase 3 would also be a mixed funded but with the South East LEP compensating for any further significant level of investment required of the council. However, recent policy changes introduced by central government have reduced the ability of AmicusHorizon to fund development at the levels previously envisaged for the coastal space project. Even with the additional £600,000 SELEP funding, the association now require a substantial financial contribution from the council in order to proceed. The association would commit to matching the level of investment made by the council.

### **64. COMPULSORY PURCHASE OF LONG TERM EMPTY PROPERTY**

The Assistant Director for Housing and Built Environment submitted a report on proposals to compulsory purchase a property located in Gensing ward, with the intention of onward disposal to AmicusHorizon Housing Association.

The property, which comprised a three storey block of 17 flats, was vacant and in a poor state of repair. AmicusHorizon intended to redevelop the site to create self-contained general needs affordable housing, which would then be let to local people in housing need identified through the Choice Based Lettings scheme.

Under Section 226(1) (a) of the Town and Country Planning Act 1990, the council had powers to acquire land and buildings to facilitate their improvement, development or redevelopment, if this would bring social, environmental or economic benefits to the area. The council's Empty Homes Strategy and Action Plan prioritises returning long term empty properties to use, utilising the council's CPO powers where appropriate.

The report set out a time scale for the proposed compulsory purchase action.

#### **RESOLVED that:**

- 1) Cabinet agrees to commence the process for the compulsory purchase of the property identified in the report in Part 2 of the agenda, pursuant to Section 226(1) (a) of the Town and Country Planning Act 1990, and;**
- 2) Cabinet agrees the onward transfer of ownership of the property to AmicusHorizon**

The reason for this decision was:

The property identified, which occupies a prominent site within St Leonards, has been empty for over 6 years and is considered a significant blight to the area.

A Compulsory Purchase Order will enable the council to take the necessary steps towards securing the redevelopment of the property. This will remove the blighting effect of the site in its current condition and will secure the provision of new residential accommodation.

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AmicusHorizon Housing Association propose to purchase the property from the council, then following necessary development let the property for residential purposes to those in housing need nominated by the council.

### 65. AQUILA HOUSE - PURCHASE

The Assistant Director – Financial Services and Revenues submitted a report which sought approval to purchase Aquila House.

The council was committed to a 15 year lease of the building, with a break clause after 10 years. The current owners of the property had indicated that they were willing to sell the freehold to the building, and there was a very short window of opportunity for the council to consider the potential purchase.

The building comprised a substantial office block plus four ground floor lock-up retail units occupied on individual leases. The building had been subject to refurbishment over recent months. An external valuation had been carried out by Dyer and Hobbis. The valuation was lower than the agreed sale price because, as a sitting tenant, the council would not benefit from rental income from the office space.

By purchasing the freehold of the building the council would achieve annual revenue savings against the existing rental payments and an additional income stream from the shops. The council would also avoid the costs associated with the 5 yearly rent reviews and dilapidation costs of returning the building to its original condition at the end of the current lease.

### **RESOLVED to purchase Aquila House**

The reason for this decision was:

The council is already committed to taking a lease of 15 years (with a break clause at 10 years). The purchase of the freehold provides the council with the opportunity to make annual revenue savings given the low borrowing rates currently available. The council would avoid any uplift in rent at each 5 year rent review period and would avoid many of the dilapidation costs that would be applicable at the end of the lease – given that the council will be required to reinstate the building to original condition and floorplans. The addition of the shops to the council's property portfolio provides the opportunity of enhancing the revenue income stream in line with council objectives for income generation.

Councillor Chowney proposed a motion, seconded by Councillor Cartwright for the exclusion of the public from the meeting, in order to consider confidential business.

**RESOLVED (unanimously) that the public be excluded from the meeting during the consideration of the items of business listed below because it is likely that if members of the public were present there would be disclosure to them of "exempt information" as defined in the paragraphs of Schedule 12A to the Local Government Act 1972 referred to in the relevant reports**



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### 66. SELEP HOUSING BID - COASTAL SPACE PHASE 3

The Assistant Director for Housing and Built Environment submitted a report which advised of a proposed third phase of the Coastal Space project, to be taken forward with the support of the South East Local Enterprise Partnership (SE LEP).

The council would make a capital contribution towards the project, on similar lines agreed under phases 1 and 2.

Agreement was also sought for the council to work in partnership with AmicusHorizon in pursuit of the compulsory purchase (CPO) and redevelopment of a long term empty property.

**RESOLVED that the council approves a grant of £709,000 to AmicusHorizon in respect of a further Coastal Space project**

The reason for this decision was:

Phase 1 and 2 of the Coastal Space project have been funded in part by the Homes and Community Agency, AmicusHorizon and Hastings Borough Council. The intention had been that phase 3 would also be mixed funded but with the South East LEP compensating for any further significant level of investment required of the council. However, recent policy changes introduced by central government have reduced the ability of AmicusHorizon to fund development at the levels previously envisaged for the coastal space project. Even with the addition of £600,000 SELEP funding, the association now require a substantial financial contribution from the council in order to proceed. The association would commit to matching the level of investment made by the council. The property is a long term derelict property that blights the area and has been a focus for anti-social behaviour.

### 67. COMPULSORY PURCHASE OF LONG TERM EMPTY PROPERTY

The Assistant Director for Housing and Built Environment submitted a report which provided further detail on the part 1 report titled compulsory purchase of long term empty property. The report provided additional information relating to the future proposal, financial implications, site history and action relating to this property.

**RESOLVED that:**

- 1) Cabinet agrees to comment the process for the compulsory purchase of the property listed in the Assistant Director for Housing and Built Environment's report pursuant to Section 226(1) (a) of the Town and Country Planning Act 1990, and;
- 2) Cabinet agrees the onward transfer of ownership of the property to AmicusHorizon

The reason for this decision was:

The property occupies a prominent raised site, the 17 flats became empty between 1999 and 2010 when the last occupant was rehoused by the council. The entire

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building has remained empty since that time and is now derelict and is a significant blight to the area.

AmicusHorizon Housing Association propose to purchase the property from the council and will undertake to redevelop the site for residential purposes. They will let the property to those in housing need nominated by the council. the only realistic option may be to demolish and redevelop the site. A planning decision has not been made yet.

### **68. AQUILA HOUSE - PURCHASE**

The Assistant Director – Financial Services and Revenues presented a report which sought approval to purchase Aquila House.

At the meeting, the Assistant Director for Financial Services and Revenues provided an update on the position in respect of VAT, Stamp Duty, Land Tax and registration fees associated with the proposed purchase.

Councillor Chowney proposed approval of the recommendations to the Assistant Director – Financial Services and Revenue’s report, which was seconded by Councillor Poole.

**RESOLVED (unanimously) to purchase Aquila House for the amount set out in the Assistant Director – Financial Services and Revenue’s report plus any potential liability in respect of additional VAT, Stamp Duty, Land Tax and registration fees**

The reason for this decision was:

The council is already committed to taking a lease of 15 years (with a break clause at 10 years). The purchase of the freehold provides the council with the opportunity to make annual revenue savings given the low borrowing rates currently available. The council would avoid any uplift in rent at each 5 year rent review period and would avoid many of the dilapidation costs that would be applicable at the end of the lease – given that the council will be required to reinstate the building to original condition and floorplans. The addition of the shops to the council’s property portfolio provides the opportunity of enhancing the revenue income stream in line with council objectives for income generation.

(The Chair declared the meeting closed at. 6.25 pm)