



Council Meeting

**Wednesday, 13th
July, 2022**

HASTINGS BOROUGH COUNCIL

Dear Councillor

You are hereby summoned to attend a meeting of the Hastings Borough Council to be held at the Council Chamber, Muriel Matters House, Breeds Place, Hastings, East Sussex, TN34 3UY, on Wednesday, 13th July, 2022 at 6.00 pm at which meeting the business specified below is proposed to be transacted.

Yours sincerely,

Chief Legal Officer

Muriel Matters House
Breeds Place
Hastings

6 July 2022

AGENDA

5. Questions (if any) from:
- a) Members of the public under Rule 11
 - b) Councillors under Rule 12

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

Questioner	Question	Answer
<p>Councillor Edwards</p>	<p>Harrow Lane Playing Field</p> <p>The above site situated in Ashdown Ward has been marketed over several years. The Council was advised in 2021 that Ilke Homes had been selected as the preferred contractor to build 140 “affordable” homes with a mixture of social rented and shared ownership housing to a zero carbon standard.</p> <p>My question is:</p> <ol style="list-style-type: none"> 1. Has the Harrow Lane site been sold 2. If yes what was the date of the sale 3. What was the net sale price after costs. 	<p>Councillor Barnett:</p> <p>Contracts were exchanged for the sale of the Harrow Lane site on 9 September 2021 with completion subject to a registered provider condition. Completion has not yet taken place so I am unable to confirm the net sale price after costs.</p>
<p>Councillor Patmore</p>	<p>York Buildings</p> <p>The above building which is owned by HBC had been empty and abandoned for many years.</p> <p>The Council agreed to convert the upper three floors into six gas heated one bedroom flats as much needed accommodation for affordable rent. This lengthy conversion which came at a cost of some £1.1m (£183k per unit) was completed six months ago. Are the flats still empty?</p> <p>What is the schedule for the Council to find tenants to live in the flats and what will the annual rental income be to the authority?</p>	<p>Councillor Evans:</p> <p>Since the development has taken place the Council has registered with Homes England and become one of their Investment Partners. This has been a necessary requirement following the Large Scale Voluntary Transfer of its housing back in 1996. The main benefit of doing so is that that it provides opportunities for the council to directly deliver affordable housing by securing additional funding from government. As a consequence the Council has been able to bid and secure £303,910 through Homes England to help cover the cost of delivering the six units at York Buildings. The additional capital ensures that the homes can be let at Affordable Rents.</p> <p>By delivering homes directly at affordable rent, the council will be making a valuable contribution towards the overall supply of the affordable housing in the town, necessary given the significant demand for housing and the impact that it’s having on homelessness presentations and temporary accommodation costs.</p> <p>Officers are currently working on developing the necessary policies and procedures that are a requirement of Registered</p>

		<p>Provider landlord status. This will be traditional Council Housing and as such Cllrs will need to be aware of the key rights and responsibilities which follow from this designation. A report will be taken to Cabinet in August which will expand on this further and once agreed the plan is to move tenants in shortly afterwards.</p> <p>The resulting units will be set at a maximum rent of 80% of the market rent and the council would further limit rents to the prevailing Local Housing Allowance (LHA) rate. All rent collected will be payable directly to the Council.</p> <p>Whilst there has been an unavoidable delay in letting the flats, the longer term benefit to the council is the provision of 6 much needed new permanent affordable homes and a contribution of £300,000 of external funding to help offset the councils costs.</p>
--	--	--

Questioner	Question	Answer
Richard Price	<p>If we fail to limit global warming to 1.5°C, floods and fires will get more frequent and more fierce, crops will be more likely to fail, and sea levels will rise driving mass migration as millions are forced from their homes. Above 1.5°C, we risk reaching climatic tipping points, meaning we could lose control of our climate for good.</p> <p>Can the council pass a motion to support of the CEE Bill?</p> <p>The bill is best explained here; https://www.ceebill.uk/bill 186 councils have become supporters of the bill. It is the proper course of action to take if climate catastrophe is to be averted.</p>	<p>Councillor Hilton:</p> <p>The CE Bill is currently due to have its second reading in the House of Lords on 15 July and now enjoys cross party support from dozens of peers and 150 parliamentarians since Caroline Lucas first sponsored the first reading of the bill. I would be happy to bring a motion to support the bill subject to discussion with colleagues but would also want to make it locally relevant to our Hastings climate and biodiversity ambitions. I welcome discussion on how we do that.</p>
Sam Kinch	<p>In light of recent restructuring in the council leadership and a move towards greater transparency, could the council inform the public on the nature of its relationship to the entities known as Sea Space, Sea Change, Hastings and Bexhill Renaissance Limited and East Sussex Energy Infrastructure and Development Limited and whether any future work will be conducted in partnership with these companies?</p>	<p>Councillor Barnett:</p> <p>Hastings Borough Council is a shareholder in both Hastings and Bexhill Renaissance Limited (Sea Space) and East Sussex Energy Infrastructure and Development Limited (Sea Change) alongside Rother DC and East Sussex County Council. No decisions have been made except to state we are awaiting the results of the reviews currently being undertaken by DLUHC into the programme management of grant funds delivered by Sea Change within our local enterprise partnership.</p>
Bob Hart	<p>Will the member responsible tell me if a Conservation Management plan will be implemented for the Roman Bath at Bohemia Estate Summerfields that will address the admitted deterioration that has occurred and also ensure any safety measures that might be considered necessary will enhance the listed structure.</p>	<p>Councillor Hilton:</p> <p>Currently there are no immediate plans to implement a Conservation Management Plan. HBC have limited resources at present but are willing to discuss with Bob Hart and any active groups on how we could secure the site from further deterioration and also seek external funding to support the writing and implementation of a Conservation Management Plan.</p> <p>HBC are responsible for the Health & Safety of the site and have a Duty of care to protect the public, vulnerable people and children from harm. We are again willing to discuss with Bob Hart</p>

		and any active groups on how we may further improve the safety of the site.
--	--	---