

CABINET

3 APRIL 2017

Present: Councillors Chowney (Chair), Forward, Cartwright, Fitzgerald, Beaney, Lee and Patmore

Apologies for absence were noted for Councillor Poole

Councillor Chowney announced that, following Councillor Davies resignation from Cabinet, Councillor Fitzgerald had been appointed as Lead Member for the Environment and Place portfolio. Councillor Beaney had been appointed to Cabinet as Chair of Charity Committee.

83. MINUTES OF THE MEETING HELD ON 6 MARCH 2017

RESOLVED that the minutes of the meeting held on 6 March 2017 be approved and signed by the Chair as a correct record

RESOLVED the Chair called over the items on the agenda, under rule 13.3 the recommendations set out in minute number 87 were agreed without being called for discussion.

EXCLUSION OF THE PUBLIC

Councillor Chowney proposed a motion for the exclusion of the public from the meeting, which was seconded by Councillor Lee and unanimously agreed as follows:

RESOLVED 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 report.

Confidential Business

84. 12/13 YORK BUILDINGS

Cabinet considered the recommendations set out in minute numbers 84 and 88 together.

The Assistant Director, Financial Services and Revenues, presented a report which sought approval for capital funding to convert the upper floors of 12/13 York Buildings into six flats.

The property was a grade II listed building, occupying a prominent location in the town centre. The ground floor and basement of the building was leased as retail space, however, the upper floors had been vacant for many years and were in a semi derelict state.

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The council had a longstanding commitment to bring empty properties back in to use and support the supply of good quality rented accommodation in the town.

The council had commissioned a feasibility study for potential uses for the upper floors of the building. The report recommended that the council undertake the works to convert the top three floors of the building into six flats and rent the units through a 3rd party. Initial discussions had taken place with a local charity, which may be willing to take on the lease of the completed flats.

Members noted that the estimated refurbishment costs were high due to the present condition of the property and the conservation requirements for listed buildings. However, the council had the opportunity to borrow the funds at a competitive rate due to low interest rates. Once borrowing costs had been deducted, it was anticipated that the scheme would achieve a surplus of £4,700 per annum.

Discussion took place regarding alternative models to bring the property back into use, including selling the upper floors of the building in their present condition.

Councillor Chowney proposed approval of the recommendations to the Assistant Director, Financial Services and Revenues report, which was seconded by Councillor Forward.

RESOLVED (by 5 votes for to 2 against with 0 abstentions) that the upper floors of 12/13 York Buildings be converted to six flats at an estimated cost of £682,000

The reason for this decision was:

With historically low interest rates there is a window of opportunity to convert the upper floors in this grade II listed building (which has high conversion costs), to create much needed new residential accommodation and generate additional income for the council.

85. **MINUTES OF THE MUSEUMS COMMITTEE MEETING HELD ON 13 MARCH 2017**

The minutes of the Museums Committee meeting held on 13 March 2017 were submitted.

RESOLVED that the minutes of the Museums Committee meeting held on 13 March 2017 be received and agreed

86. **MINUTES OF THE CHARITY COMMITTEE MEETING HELD ON 20 MARCH 2017**

The minutes of the Charity Committee meeting held on 20 March 2017 were submitted.

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RESOLVED that the minutes of the Charity Committee meeting held on 20 March 2017 be received and agreed

87. UPDATE ON ENTERPRISE RESOURCE PLANNING (ERP) PROCUREMENT

The Director of Corporate Services and Governance submitted a report which updated Cabinet on the Enterprise Resource Planning (ERP) procurement and requested delegated authority for additional capital spend to allow Hastings Borough Council to procure on behalf of both authorities and subsequently reclaim monies from Rother District Council.

RESOLVED that:

- 1. Delegated authority be given to the Director of Corporate Services and Governance in consultation with the Leader of the Council to complete the procurement process and appoint the successful supplier, and;**
- 2. To increase the capital programme to the amount set out in the report to cover the total cost, which will be split 50:50 between Hastings Borough Council and Rother District Council**

The reason for this decision was:

Following Cabinet's previous approval to proceed with procuring the ERP system from the successful supplier and to enter into joint arrangements with Rother District Council on 50:50 split of the cost it has been agreed that Hastings Borough Council will be the lead authority in procuring the system.

The total cost to both authorities will exceed the amount previously agreed in the capital programme. Under the council's financial rules, the Director of Corporate Services and Governance requires further delegated authority to spend the additional amount.

Contractual assurances in the form of a formal agreement are currently being drawn up with Rother District Council to ensure that their 50% contribution to the overall cost will be recovered.

88. 12/13 YORK BUILDINGS

The Assistant Director, Financial Services and Revenues, presented a report which sought approval for capital funding to convert the upper floors of 12/13 York Buildings into six flats.

Councillor Chowney proposed approval of the recommendations to the Assistant Director, Financial Services and Revenues report, which was seconded by Councillor Forward.

RESOLVED (by 5 votes for to 2 against with 0 abstentions) that the upper floors of 12/13 York Buildings be converted to six flats for the estimated capital cost set out in the report

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The reason for this decision was:

With historically low interest rates there is a window of opportunity to convert the upper floors in this grade II listed building (which has high conversion costs), to create much needed new residential accommodation and generate additional income for the council.

(The Chair declared the meeting closed at. 6.56 pm)