



Council Meeting

17 October 2018

HASTINGS BOROUGH COUNCIL

Dear Councillor

You are hereby summoned to attend a meeting of the Hastings Borough Council to be held at the Muriel Matters House, Breeds Place, Hastings, East Sussex, TN34 3UY, on Wednesday, 17th October, 2018 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

10 October 2018

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. To approve as a correct record the minutes of the meetings on 11 July 2018 and 23 July 2018
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 John Rankin submitted a motion to Full Council,

“In order to assist in the process of setting sustainable budgets this council undertakes to establish a reasonable estimate of costs at an appropriate point each year for delivery of:

A - its statutory services (as required by law)

and, if necessary:

B - its 'core offer' or desired objectives over and above its legal requirements in item (a)''

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.

Minute No.	Subject	Cabinet Member / Chair
SPECIAL CABINET – 23 JULY 2018		
96. (E)	New Property Development & Purchase – Bexhill Rd (Part 2 report)	Chowney
CABINET – 3 SEPTEMBER 2018		
98.	Medium Term Financial Strategy	Chowney
99.	Site at West Marina (Part I)	Chowney
100. (E)	Site at West Marina (Part II)	Chowney
101. (E)	Unit 1 Bexhill Road Retail Park	Chowney
CABINET – 1 OCTOBER 2018		
104.	Petition – No Marina at Rock a Nore	Chowney
105.	Appointment of a Member to E&S	Chowney
106.	Update on Temporary Accommodation	Batsford
107. (E)	Lower Tier Site, Bexhill Road	Chowney
108. (E)	Temporary Accommodation Purchase	Batsford

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 part II minutes covered by the resolution 9a) above. Any such discussion shall be deferred to item X on the agenda.
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 3

FULL COUNCIL

11 JULY 2018

Present: The Right Worshipful the Mayor (Councillor Nigel Sinden) in the Chair, Councillors Bacon, Barnett, Batsford, Battley, S Beaney, Berelson, Bishop, Charman, Chowney, Cox, Davies, Evans, Fitzgerald, Forward, Levane, Louise, O'Callaghan, Roberts, Rogers, Sabetian, Scott, Turner, Webb, K Beaney, Beaver, Edwards, Foster, Lee, Marlow-Eastwood and Patmore.

Apologies for absence were noted for Councillor Rankin

12. **TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE ANNUAL COUNCIL MEETING, HELD ON 16 MAY 2018**

RESOLVED that the minutes of the Annual council meeting held on 16 May 2018 be approved and signed by the Mayor as a correct record of the proceedings

13. **REPORTS OF COMMITTEES**

The Mayor having announced that Council would only be discussing minute 90 (Part 2) as set out in the agenda, the under mentioned minutes were reserved for discussion.

RESOLVED that under rule 13.3 the report set out in the agenda, on which a council decision was required, be received and agreed. Only those items which were reserved were discussed, as follows:

Meeting	Minute	Councillor
Cabinet, 2 July 2018	90 (C)(E) – Part 2 - Agreeing the Delivery Model for the next Hastings Street Cleansing Service	Scott

Minute number 90 of Cabinet on 2 July 2018, Part 2 of Agreeing the Delivery Model for the next Hastings Street Cleansing Service, was a matter on which the Council was required to make a decision. Councillor Fitzgerald proposed approval of the minute, seconded by Councillor Davies and agreed by 24 votes for to 0 against with 7 abstentions.

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

FULL COUNCIL

11 JULY 2018

(The Chair declared the meeting adjourned at 6.30pm)

RECONVENED FULL COUNCIL ADJOURNED FROM 11 JULY 2018

23 JULY 2018

Present: The Right Worshipful the Mayor (Councillor Nigel Sinden) in the Chair, Councillors Bacon, Barnett, Batsford, Battley, S Beaney, Berelson, Bishop, Charman, Chowney, Cox, Davies, Fitzgerald from 7.20pm, Louise, O'Callaghan, Rogers, Sabetian, Turner, Webb, Lee, Patmore, K Beaney, Beaver, Edwards, Foster, Marlow-Eastwood and Rankin

Apologies for absence were noted for Councillors Forward, Roberts, Scott, Evans and Levane

Apologies for lateness were received from Councillor Fitzgerald

15. DECLARATIONS OF INTEREST

There were no declarations of interest

16. ANNOUNCEMENTS FROM THE MAYOR AND LEADER

There were no announcements from the Mayor or the Leader of the Council.

17. QUESTIONS FROM COUNCILLORS UNDER RULE 12

No written questions from members had been received.

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

Questioners And Councillor	Subject	Reply Given By Councillor
Lee	<u>Definition of Anti-Semitism</u> Hastings Borough Council aims for an inclusive environment. Does the Leader of the Council agree with the current international definition of Anti-Semitism? Councillor Chowney replied that he did not currently know the international definition, but would endeavour to answer Councillor Lee after finding out.	Chowney
O'Callaghan	<u>Active Hastings</u> Being a parent, I would like to know what kind of activities I can be doing with them during the summer holidays. Is there anything going on in the town that could help keep children active? Councillor Batsford replied that Active Hastings had a number of activities going on over the	Batsford

RECONVENED FULL COUNCIL ADJOURNED FROM 11 JULY 2018

23 JULY 2018

	summer holidays, starting Wednesday 25 July 2018 with a number of activities, as detailed in the Active Hastings leaflets available at the Town Hall and the Tourist Information Centre. These leaflets were circulated at the meeting.	
Patmore	<u>New Pier Owner</u> Will the Leader of the Council wish the new owner of the pier good luck and a successful future? Councillor Chowney responded that he does wish the new owner good luck, and noted that there were many interesting ideas that he had heard.	Chowney
Cox	<u>MyHastings Online Services</u> Would Councillor Rogers be able to give us an update on the progress of the number of services used online through the MyHastings service? Councillor Rogers replied by stating that since the launch of MyHastings, 48,000 accounts had been set up. In the future, she said, there would be a Member's Briefing for online services. She said there was praise from parts of the community, and encouraged members to tell their residents to use the service.	Rogers
Beaver	<u>The Affect of Glyphosate on Bee Populations</u> Would the Leader of the Council comment on how despite passing a motion to protect bee populations in the town, weed removers still use the chemical glyphosate, which has negative effects on bees? Councillor Chowney stated that there wasn't a proven link between glyphosate and the negative effects on bees, however his concern was that the chemical is carcinogenic. Eventually, in the long term he stated, the Council would aim to not use chemicals and instead de-weed by hand.	Chowney
Bishop	<u>Thanks to Roger Crouch</u> will the Leader extend his thanks to Roger Crouch for his efforts in organising so many events in Hastings, including the Red Arrows flying over, and the Hastings Pirate Day, and world record? Councillor Chowney responded that there was many thanks and a well done given to Roger Crouch for all of his work in organising festivals in the town, especially that of Hastings Pirate Day, which managed to gain the world record.	Chowney
Rankin	<u>New Management of the Pier</u> Would the Leader of the Council tell us his hopes and aspirations, or perhaps provide some kind of manifesto for	Chowney

RECONVENED FULL COUNCIL ADJOURNED FROM 11 JULY 2018

23 JULY 2018

	the pier? Councillor Chowney replied that the council did not own the pier, and while they might offer advice through the planning department, it would be inappropriate to interfere with the future of plans for the pier.	
Sabetian	<u>Renewable Energy Plan</u> Would the Leader of the Council be able to provide an update on the progress of the renewable energy plan and the mounting of solar panels of council owned properties? The reply was that PV arrays were being placed on Muriel Matters House currently, as well as other buildings and factory units owned by the council. He mentioned further that there were plans to use areas in Rother District Borough to provide energy. Wind generation was a possibility, but due to planning issues, plans for on-shore wind generation were being delayed. There was a hope that a ban on this kind of energy generation could be lifted.	Chowney

18. **MOTION (RULE 14)**

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

RESOLVED (by 19 for and 8 against) that:

“East Sussex County Council (ESCC) made the decision not to recommission the care provision provided at the Isabel Blackman Centre in Hastings Old Town in their Cabinet meeting of 26th June 2018. This will mean the closure of a vital centrally located service with loss of jobs from April 1 2019.

We are deeply concerned about the effect this will have on the vulnerable elderly people from across the Borough who use the Isabel Blackman Centre, who may, as a result, be put at risk of isolation, depression and other health issues.

ESCC promise to replace this service with “like for like” alternative provision. However we have not seen any detail of how this will be achieved, and are not confident this will be guaranteed on current evidence.

We therefore request that the decision is brought back to ESCC Cabinet on the basis that:

1. Full costings on redundancy and legal obligation for the redundancy costs is provided.

23 JULY 2018

2. The cost savings in transferring the asset to another provider are identified.

3. The design and commissions for approval of like-for-like service proposals are worked up within the 9 month timeframe.

We ask the ESCC leader and director of Adult Social Care commit to meeting the substantial care and social needs of our existing and new clients as a County priority.

We also request that the Leader of Hastings Borough Council write to the Chair of ESCC, the Director of Adult Social Care, and to Amber Rudd MP.

- To fulfill its promises in respect of like-for-like replacement provision.
- To respect the covenants on the Isabel Blackman Centre building.
- To commission local providers for future services.
- To work closely and transparently with the Isabel Blackman Foundation and local Councillors to fully involve them in the commissioning of new services.”

19. MEMBERSHIP OF COMMITTEES

No motions for a change in representation on committees were received from the group leaders.

20. REPORTS OF COMMITTEES

The Mayor called over the minutes set out in the agenda, the under mentioned minutes were reserved for discussion. He reminded Full Council that due to the meeting being reconvened from 11 July 2018, minutes 90 (Pt1) and 90 (Pt2) on the agenda had already been agreed.

RESOLVED that under rule 13.3 the reports and minutes of committees set out in the agenda, including those items on which a council decision was required, be received and agreed. Only those items which were reserved were discussed, as follows:

Meeting	Minute	Councillor
Special Cabinet, 21 May 2018	80. Hastings Country Park Visitor Centre	Lee
Cabinet, 4 June 2018	83. GDPR – The General Data Protection Rules	Beaver
Cabinet, 4 June 2018	84. Draft Town Centre and Bohemia Area Action Plan	Davies
Cabinet, 4 June 2018	86. Hastings Fish Brand	Battley

RECONVENED FULL COUNCIL ADJOURNED FROM 11 JULY 2018

23 JULY 2018

Cabinet, 2 July 2018	91. 1-1 conversations and values and behavioural framework performance management approach	Lee
Cabinet, 2 July 2018	92. Targeted Funding to Reduce Rough Sleeping	Turner
Cabinet, 2 July 2018	93. (E) 12/13 York Buildings	Patmore

The press and public were asked to leave the Council Chamber for the discussion of minute 93, as this was an exempt part 2 item, and they could not be present for this.

No motions for reference to 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 Chair declared the meeting closed at 7.50pm)

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Agenda Item 9

CABINET

23 JULY 2018

Present: Councillors Chowney (Chair), Batsford, Rogers, Beaney, Lee and Patmore

Apologies for absence were noted for Councillor Forward and Fitzgerald

94. DECLARATION OF INTERESTS

There were no declarations of interest.

95. MINUTES OF THE CABINET MEETING HELD ON 2 JULY 2018

RESOLVED that the minutes of the Cabinet meeting held on 2 July 2018 be approved as a correct record.

CONFIDENTIAL BUSINESS

Councillor Chowney proposed a motion for the exclusion of the public from the meeting, seconded by Councillor Rogers.

96. NEW PROPERTY DEVELOPMENT & PURCHASE - BEXHILL RD (PART 2 REPORT)

Peter Grace, Assistant Director, Financial Services and Revenues presented a report on a New Property Development & Purchase on Bexhill Road. The purpose of the report was for Cabinet to consider the potential financing and development of a site at Bexhill Road, Hastings and subsequent lease to a company and other parties.

The proposal would be for a demolition of a building, and subsequent redevelopment of that site, and two units in addition. There would be potential benefits for the future development of the Council's existing lands both north and south of Bexhill Road should it prove to be capable of development in the future.

It was stated that there was an opportunity to help regenerate a part of the town and help ensure that key areas remain attractive for the future to ensure people and businesses are attracted to, and remain in Hastings. There was however, to be a low economic return.

Councillor Chowney proposed approval of the motion, seconded by Councillor Batsford.

RESOLVED (by 4 votes for, 2 against) that:

1. Cabinet consider whether the Council should provide the financing to develop and subsequently lease the properties to interested parties.

CABINET

23 JULY 2018

2. If the answer were to be yes, delegated authority is given to the Chief Finance Officer in consultation with the Leader of the Council to arrange and agree the financing, site acquisition and ongoing lease agreements at the best possible price up to a figure detailed in the part 2 exempt report, and additional costs as detailed in the part 2 exempt report.

The reasons for these recommendations were:

The site in question is a prime site that occupies a prominent position on Bexhill Road and is considered to be an area that would benefit from regeneration. There would be potential benefits for the future development of the Council's existing land both north and south of Bexhill Road should it prove to be capable of development in the future. This is an opportunity to help regenerate a part of the town and help ensure that key areas remain attractive for the future to ensure people and businesses are attracted to, and remain in, Hastings – particularly so as the Council will need to ensure business rate growth in the future. It is envisaged that a development in this location with a long term lease will be an attractive proposition for the community as well as providing significant additional employment opportunities (estimated at some 50 new jobs).

The Council would have the opportunity to have a direct involvement in the long term future of this site to help ensure the continued economic and regeneration of the town. The acquisition would also assist the Council to further diversify its property holdings and manage the overall risk exposure within the portfolio as well as secure an additional income stream either directly or through business rates retention.

(The Chair declared the meeting closed at 4:41pm)

CABINET

3 SEPTEMBER 2018

Present: Councillors Chowney (Chair), Forward (Vice-Chair), Batsford, Fitzgerald, Rogers, S Beaney, Lee and Patmore.

97. DECLARATION OF INTERESTS

Councillor	Minute Number	Interest
Lee	100 – Site at West Marina	Prejudicial – He is good friends with one of the developers.
Forward	100 – Site at West Marina	Personal – She has a beach hut near this site.

98. MINUTES OF THE SPECIAL CABINET MEETING HELD ON 23 JULY 2018

RESOLVED that the minutes of the Special Cabinet meeting held on 23 July 2018 be approved as a correct record.

RESOLVED the chair called over all items on the agenda. No items were agreed without discussion under Rule 13.

99. MEDIUM TERM FINANCIAL STRATEGY

Peter Grace, Assistant Director, Financial Services and Revenues, presented a report on the Medium Term Financial Strategy. This report came to cabinet as the council looks to forecast its financial position over the medium term in order to ensure it can align corporate objectives with available resources. The Medium Term Financial Strategy seeks to identify the financial risks that will affect the annual budgets for each of the next 4 years (2019/20 to 2022/23) in order that key priorities can be matched to expected funding.

The Assistant Director, Financial Services and Revenues stated that the Council had previously accepted the government's offer for a four year settlement up to 2019/20 in order to provide some certainty on part of the Council's funding stream.

In readiness for 2020/21 the results of the Fair Funding Review and retention 75% of business rates should be announced by December 2020. This may well impact on the remaining income streams, such as New Homes Bonus and Discretionary Housing Payments.

The Council allowed around 2% overall for inflation on its main contracts in 2018/19. With some £5m of major outsourced contracts, inflation assumptions remain important for budget planning purposes.

CABINET

3 SEPTEMBER 2018

The Council is planning to spend £32,938,000 on capital projects during 2018-19. Of this £27,160,000 is due to be funded from borrowing, £4,247,000 by grants and contributions, £1,255,000 from capital receipts and £276,000 from reserves

He stated in brief, there are many variations within individual budgets, some of which are identified above.

Councillor Chowney proposed approval of the recommendations which was seconded by Councillor Fitzgerald.

RESOLVED (by 6 votes for, 2 against) that:

1. Approve the Medium Term Financial Strategy.

2. The Council take the robust actions necessary in this financial year and throughout the 2019/20 and 2020/21 budget processes to achieve a sustainable budget.

Reasons for Recommendations:

The council matches its available resources to its priorities across the medium term.

The report provides the opportunity to assess the council's resources to assist the review of corporate priorities given the continued reductions in funding and the need to continually ensure limited resources are properly aligned to targets.

100. SITE AT WEST MARINA

Councillor Lee left the council chamber having declared his prejudicial interest in the item.

Peter Grace, Assistant Director, Financial Services & Revenues presented a report on the site at West Marina. This was to determine a preferred bidder and agree the way forward in order to make a recommendation to cabinet in the autumn to accept or reject a developer for the site.

He stated that at Cabinet on 2 November 2015 it was agreed to add the site to the Land and Property Disposal Programme and to appoint agents to market the site.

Full marketing commenced in June 2017 and the deadline for the first round of informal tenders was 2 March 2018. A total of four bids from three developers/joint developers were received by the required deadline.

After analysing the bids it was agreed to proceed to a second and final round of bidding with Charterhouse and Countygate/Sunley. The bidders were invited to submit bids on the basis of a Capital sum or alternatively revenue streams based upon the Council retaining ownership of some parts of the development. The option remaining that the Council further invests its own monies for housing acquisitions as identified in the current Capital programme.

CABINET

3 SEPTEMBER 2018

Three compliant bids were received.

Councillor Chowney proposed approval of the recommendations which was seconded by Councillor Fitzgerald.

RESOLVED (by 6 votes for, 1 against) that:

- 1. To reject the offer from Charterhouse; and**
- 2. To agree County Gate/Sunley are the preferred bidder and to instruct our agents to negotiate further to agree Heads of Terms in order to make a recommendation to Cabinet.**

The reasons for these recommendations were:

The site has been vacant for some 30 years and the Council has looked to develop the site a number of times over the period. In the last few years, with changing economic circumstances, improvements to property values, and a number of reports and investigations to de-risk the site, the opportunity is available to develop the site and provide a mixed development including 152 residential units (25% affordable) as identified in the local plan.

The actions taken over the last three years have managed to identify, engage and retain the interest of major development companies resulting in a viable and attractive proposition to transform the West Marina site into a destination point in line with the objectives of the seafront strategy, provide enhanced leisure opportunities and see much needed investment in the area. The Council's agent, Carter Jonas, recommends proceeding with the offer from County Gate/Sunley.

CONFIDENTIAL BUSINESS

Councillor Fitzgerald proposed a motion for the exclusion of the public from the meeting, seconded by Councillor Rogers.

101. UNIT 1 BEXHILL ROAD RETAIL PARK

Peter Grace, Assistant Director, Financial Services & Revenues presented a report on Unit 1 Bexhill Road Retail Park. The purpose of this report was to advise Cabinet on the outcome of the rent review.

There was urgency in doing this as otherwise it could have been referred to third party determination which would have incurred costs and the outcome may not have been as positive. The decision was made in accordance with the Council's Special Urgency Provisions.

This is an increase in annual revenue to the Council. The new rent is backdated to March 2018.

CABINET

3 SEPTEMBER 2018

Councillor Chowney proposed approval of the recommendations which was seconded by Councillor Lee.

RESOLVED (unanimously) that:

- 1. To note the rent review has been settled at the sum as detailed in the part two report.**

The reason for this recommendation was:

The Council's Financial Rules require Cabinet to determine rent reviews over £100,000. In this instance a decision was taken under Special Urgency Provisions in conjunction with the Leader of the Council and is being reported to Cabinet as required.

(The Chair declared the meeting closed at 7:11pm)

CABINET

1 OCTOBER 2018

Present: Councillors Chowney (Chair), Forward (Vice-Chair), Batsford, S Beaney, Fitzgerald and Rogers

Apologies for absence were noted for Councillors Lee and Patmore

102. DECLARATION OF INTERESTS

Councillor	Minute Number	Interest
Forward	105 – Update on Temporary Accommodation	Personal – She has a property in the social lettings agency
Beaney	105 – Update on Temporary Accommodation	Personal – She is a member of the board of the Hastings Housing Company

103. MINUTES OF LAST MEETING

RESOLVED that the minutes of the Special Cabinet meeting held on 3 September 2018 be approved as a correct record.

RESOLVED the chair called over items 4, 5, and 9a on the agenda. Under rule 13.3 of the council's constitution, everything else was agreed without discussion.

104. PETITION - NO MARINA AT ROCK A NORE

Julia Hilton, the lead petitioner spoke for the allotted five minutes on the petition.

Simon Hubbard presented a report, which responded to a submitted petition of 1100 signatures regarding a possible Marina at Rock a Nore.

It was stated that on 11 September 2017 the Cabinet agreed to delegate authority to develop a strategic case for the construction of a Harbour Quarter at Rock a Nore, as well as for the Chief Legal Officer to conclude a development agreement in consultation with the Leader, Deputy Leader, Chair of the Foreshore Trust and Director of Operational Services.

This decision was made so that the proposal from the developers to build a marina at Rock a Nore could be examined before any decision could be made. The Council's expectations had been laid out, and these safeguards remain. The original scheme had since been withdrawn.

CABINET

1 OCTOBER 2018

Councillor Chowney proposed approval of the recommendations which was seconded by Councillor Batsford.

RESOLVED (unanimously) to:

- 1. Note the initial marina proposal that was the subject of the petition is being withdrawn by the sponsor.**
- 2. Confirm that the council will consider any further proposed developments for the Stade area as and when they arise, taking into account their feasibility, environmental sustainability, the economic and social benefits to Hastings, and contribution to achieving the council's overall priorities.**

The reason for this recommendation was:

1. The council should take its decision on the basis already agreed in the Cabinet report of September 2017. This will be done when there is sufficient information to either support development of proposals or it is clear that there is no purpose for the investment of further resources.

105. URGENT ITEM - APPOINTMENT OF A MEMBER

Christine Barkshire-Jones, Chief Legal Officer presented an item, about an appointment to a committee. This item was called on urgency provisions, as the decision to appoint a member needed to be made.

The Cabinet decided to appoint Councillor O'Callaghan to Environment and Safety Committee.

Councillor Chowney proposed the recommendation, seconded by Councillor Forward.

RESOLVED (unanimously) that:

- 1. Councillor Margi O'Callaghan be appointed to Environment and Safety Committee by the Cabinet.**

The reason for this recommendation was:

Environment and Safety committee required an extra member of representation to be appointed.

106. UPDATE ON TEMPORARY ACCOMMODATION

CABINET

1 OCTOBER 2018

Andrew Palmer, Assistant Director, Housing and Built Environment presented a report, with an update on temporary accommodation. The purpose of the report was to advise Cabinet on the latest position with regards to homelessness pressures and its impact upon the demand and supply of temporary accommodation in the town.

It was stated that the council had taken steps to increase temporary accommodation supply to meet the increasing demand. However it was recognised that only by increasing the supply of longer term housing solutions could the pressure be reduced. Temporary accommodation was both costly to the Council and was likely to impact negatively upon those accommodated in it for any length of time, particularly those more vulnerable households.

It was stated that the impact of reductions in public sector services and welfare reforms together with rising accommodation costs were making it difficult for people to maintain and resolve their housing difficulties. The report stated that the total cost of temporary accommodation at the end of 2017/18 was £926,080. The projected year-end spend for 2018/19 is £960,000, £156,000 over the original budget. This has resulted in a projected overspend on the homelessness budget of £98,947.

This overspend will be partially offset by a contingency of £39,000 within the flexible homelessness support grant budget for 2018/19.

Councillor Batsford proposed approval of the recommendations which was seconded by Councillor Forward

RESOLVED (unanimously) that:

- 1. To acknowledge the trends in demand and supply of temporary accommodation in the town and note efforts to increase the supply of units and manage the cost to the council**
- 2. To agree the purchase of a property for use as temporary accommodation, as set out in part II of this report.**
- 3. That subject to the successful acquisition of the initial temporary accommodation unit referred to above, to amend the council's capital programme to an amount referred to in the part 2 report, for the purchase of further additional temporary accommodation units**
- 4. To delegate authority to the Assistant Director, Housing and Built Environment to complete the further purchases of additional units of temporary accommodation in line with the council's capital programme.**
- 5. That a supplementary budget as referred to in the part 2 report is allocated to cover a projected overspend on the homelessness budget in 2018/19, resulting from the increased use and cost of temporary accommodation**

Reasons for these recommendations:

CABINET

1 OCTOBER 2018

Hastings has seen a significant increase in demand for temporary accommodation, in line with broader national and regional trends. This report updates Cabinet on options to manage the supply and cost of temporary accommodation, as well as opportunities to reduce its use in the long term.

107. LOWER TIER SITE, BEXHILL ROAD

Andrew Palmer, Assistant Director Housing & Built Environment submitted a report on a Lower Tier Site Development. The purpose of the report was to seek agreement and associated funding to progress the development of the site.

The land had originally been identified for housing development as part of the proposed Sports Village planned for Bulverhythe. Homes England had allocated funds for flood remediation measures through its Marginal Viability Fund (MvF). Unfortunately, the main development partner withdrew from the scheme and an alternative partner was not forthcoming.

As the site no longer formed part of the developer's plans it is now proposed that the council take on a key role in the residential development of the Lower Tier site in order to ensure that housing opportunities, revenue generation and benefits for the local community were maximised.

It was further proposed that the council secure a joint venture partner to take forward the development providing development expertise and sharing risk with the Council.

Cabinet was also advised that the Council had managed to secure an increased level of funding through the Homes England Accelerated fund

Under Rule 13.3 of the council constitution, this item was agreed without being called for discussion.

RESOLVED that:

- 1. That officers procure a joint venture partner to take forward development of the Lower Tier site at Bexhill Road with a view to enabling a mixed tenure housing scheme.**
- 2. That subject to a resolution of the Town or Village Green (TVG) application, the council/partners submit a planning application for the comprehensive redevelopment of the site.**
- 3. That the council enters into a funding agreement with Homes England so that it can secure funding from the Local Authority Accelerated Construction fund to enable plans for flood remediation and other infrastructure measures to be undertaken.**

CABINET

1 OCTOBER 2018

4. That a budget is allocated from General Reserves to obtain expert advice regarding appropriate joint venture structures.

5. Subject to the above, that a further report is brought to a future Cabinet seeking the necessary development funding to take the scheme forward.

The reasons for these recommendations were:

1. By taking forward the above recommendations, the council will ensure that the borough benefits from Homes England funding up to the value of £6.9m which has been awarded to bring forward the residential development of the Lower Tier site at Bexhill Road. The council will be a lead partner and have the ability to influence the development of the site, including the affordable housing provision, environmental considerations and requirements for onsite local employment. Extensive remediation work is required to bring the site up to a marketable value, which is not viable without external funding.
2. The funding provides an opportunity to develop circa 170 new homes that would otherwise not be possible these homes will make a significant contribution to local housing need across a range of tenures. With the development of the council's Housing Company, an opportunity also exists to purchase properties for the company, creating a new income stream and an ongoing.

108. TEMPORARY ACCOMMODATION PURCHASE

Andrew Palmer, Assistant Director, Housing and Built Environment presented a report on a Temporary Accommodation Purchase. The purpose of the report was to consider the purchase of a property as detailed in the part 2 report.

The council has seen a significant increase in demand for temporary accommodation over recent years, in line with broader national and regional trends.

Under Rule 13.3 of the council constitution, this item was agreed without being called for discussion.

RESOLVED that:

1. Cabinet to approve the purchase of a property for use as temporary accommodation

2. Delegated authority is given to the Assistant Director, Housing and Built Environment and Assistant Director Financial Services and Revenues to complete the purchase at the best possible price up to a maximum detailed in the part 2 report.

The reason for these recommendations was:

CABINET

1 OCTOBER 2018

There has been a significant increase in demand for temporary accommodation in Hastings. Purchasing its own temporary accommodation will help to manage costs to the council and provide greater flexibility over the management of the property. The council has the opportunity to purchase a property. The property is already used for temporary accommodation.

(The Chair declared the meeting closed at 6.30pm)