

Decisions taken by the Cabinet on Monday, 7 October 2019

Noticed dated: 8th October 2019

Issued to all councillors and senior officers.

Please refer to the relevant cabinet agenda and reports when reading this notice. The minutes of the meeting of the cabinet will be published in due course. To view the cabinet reports please [click here](#).

These decisions will come into force on the expiry of three working days after the publication of this decision notice unless 'called-in' or implemented sooner for reasons of urgency.

DECISIONS:

Item No	Matter	Decision	Reason(s) for Decision
4	Update on the Social Lettings Agency	<ol style="list-style-type: none"> 1. That Cabinet supports the revised business case for the Social Lettings Agency and the next steps to implement the new model 2. Cabinet approves the investment strategy for the Social Lettings Agency 3. To continue to explore options to generate additional income through the social lettings agency, including providing management services to other local authorities 4. To approve capital funding of £2,575,000 for additional investment in temporary accommodation 	<p>The purpose of the SLA is to improve access to good quality, well managed accommodation in the private rented sector for homeless households. The council needed to review the business case for the SLA, following changes to government funding for temporary accommodation and revised growth forecasts for the councils Housing Company.</p> <p>Under the new model, the existing private sector leasing scheme will be expanded, to help reduce the council's use of emergency accommodation. The SLA will</p>

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			continue to provide management services for council-owned temporary accommodation. The SLA will also manage one of the properties owned by Hastings Housing Company, with the expectation that this role will be expanded in the future, as and when the company acquires more properties.
5	Polling Places Review 2019	<p>1. To recommend that Council adopts the Acting Returning Officer's recommendations (as appended to this report) and publish the results of the review.</p> <p>2. Delegate authority to the Director of Corporate Services and Governance to amend any decisions made under this review with regard to polling places or polling stations, should there be an urgent or necessary need.</p>	The council must regularly review the division of its parliamentary constituency area (within the borough boundary) into polling districts and the places where electors are asked to vote. The council must comply with the requirements of the Electoral Administration Act 2006 (Section 16, EAA 2006) and complete regular reviews of all polling districts and polling places. The council has a duty to ensure that the most suitable premises are used as polling places with regard to the needs of the electorate, subject to availability.
6	Land at Whitworth Road	1. To add the land to the Council's Land and Property Disposal Programme.	<p>This land is not straight-forward to develop, and is considered surplus to Council requirements.</p> <p>Adding the land to the Land and Property Disposal Programme will allow the Council to progress with marketing to hopefully</p>

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			achieve a sale of the freehold.
7	Acquisition of land in Ore Valley	<p>1. To purchase the freehold of the land.</p> <p>2. To fund the initial repairs and maintenance costs from the Council's reserves (Ore Valley Reserve), estimated at some £57,000 (excluding VAT).</p> <p>3. The Director of Operational Services considers options for the long term management and maintenance arrangements of this area of land and brings forward a further report if necessary.</p> <p>4. The Ore Valley reserve is used to fund the ongoing maintenance and inspection costs of the land transferred until the long term arrangements are in place.</p>	<p>To enable the social and economic regeneration of Ore Valley and the surrounding area.</p> <p>There are significant responsibilities in owning land, and the initial costs of making the land accessible can be funded from a reserve set aside for this particular purpose.</p> <p>The potential transfer of responsibilities for the land to a "conservation group" could help to enhance and protect the biodiversity of the area, particularly given the very limited resources that the Council has and expects to have in the future.</p> <p>Until such time as the long term future of the site is secured there will be regular inspection and maintenance costs incurred e.g. trees, paths, drainage, signage, and particularly fences.</p>
8	Churchfield Business Centre	To agree to increase the budget from £2.8m to £3.3m subject to receiving £300,000 funding from Connecting Hastings and Rother Together (CHART) Programme – Community led Local Development (CLLD).	As outlined in the body of the report the overall cost of development has increased at detailed design stage.

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9	Old Town Hall	Dispose of the Old Town Hall	<p>The property is considered surplus to Council requirements and has significant holding costs.</p> <p>In the absence of interest in renting the building at a commercial rental, the Council has considered a number of options. These have included disposal, refurbishment, rental for alternative use and to seek a change of use from Planning. The property is listed as an asset of community value.</p>
10	Cornwallis Street Car Park - Potential Development	<ol style="list-style-type: none"> 1. Agree to market the site, in accordance with EU procurement rules, on the basis that the Council develops the site for a hotel operator and lets the site on a long lease (20 years or more). The works only to commence once lease terms are agreed. 2. Agree to include the potential development of the site, at an estimated cost of £7m within the Capital programme when determining the Capital Programme, Capital Strategy, and Treasury Management Strategy as part of the 2020/21 budget setting process. 3. Agree to undertake the surveys required now for the subsequent development of the site at an estimated cost of up to £30,000 - funded from the General Reserve. 	<p>The site is within the local development plan, earmarked for residential and retail.</p> <p>The site presents a significant opportunity to further economic development and tourism within Hastings and St Leonards and to attract a major hotel within the town centre has been an aspiration for the Council for some time.</p> <p>A viable option has been presented to the Council for a development and if the Council wishes to take the opportunity, it will need to move quickly. The EU procurement rules are complex, as will be the lease arrangements, and therefore external expertise in this instance is</p>

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		4. Agree to appoint an external legal firm now to draw up the procurement documents and necessary legal documentation at an estimated cost of up to £40,000 - funded from the General Reserve.	required.
11	Constitutional Amendments	To recommend that the amendments to the Council's Constitution be adopted by Full Council.	The Council's Constitution is the basis for the Council's Corporate Governance.
12	Museum Committee Recommendations	That Cabinet note and approve the recommendations of the Museum Committee meeting held on 9 September 2019.	The Museum Committee has no formal decision making powers and acts as an advisory committee to Cabinet.

For further details please contact Committee Administration:

Email: Committee_Admin@hastings.gov.uk

Phone: 01424 451719