

CABINET

7 MARCH 2022

Present: Councillors Forward (Chair), Barnett (Vice-Chair), Batsford, Chowney, Evans, Rogers and Webb.

421. APOLOGIES FOR ABSENCE

None.

422. DECLARATION OF INTERESTS

Councillor	Minute	Interest
Rogers	426. Leisure Services Externally Funded Projects update 2022-23	Personal – Works in sport

423. MINUTES OF LAST MEETING

RESOLVED (unanimously) that the minutes of the meeting held on 7th February 2022 be approved as a true record.

RESOLVED - the Chair having called over the items on the agenda, under rule 13.3 of the Council's Constitution the recommendations set out in minutes number 422 and 429 are agreed without being called for discussion.

424. CORNWALLIS STREET CAR PARK

The Chief Finance Officer submitted a report to seek approval for the council to use the existing Cornwallis Street car park for an alternative use. To do this the council has to formally appropriate the land, which it already owns. A planning application to construct an 84 bedroomed hotel with ancillary ground floor restaurant, car parking, landscaping and all associated works was submitted on 3 September 2021. This was considered at the Planning Committee on 23 February 2022.

Under rule 13.3 the recommendations of the report were agreed without being called for discussion.

RESOLVED that:

- 1. Cornwallis Street Car Park, as shown edged red on the attached plan, is no longer required for the purposes for which it is currently held (i.e. as a car park).**
- 2. Approve the appropriation of the land pursuant to section 122 of the Local Government Act 1972 for the planning purposes of facilitating redevelopment for residential and other uses pursuant to section 226 of the Town and Country Planning Act 1990.**
- 3. Approve the use of powers to override any easements and other rights in respect of the land pursuant to section 203 of the Housing and Planning Act**

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4. Agrees the approach of notifying, engaging with, and negotiating with affected third parties.

Reasons:

1. The appropriation of the car park is necessary in order to secure the benefits from the redevelopment of the site to provide a new hotel.
2. Appropriation of the site will enable the development to proceed without the risk of an injunction from adjoining landowners.

425. CLIMATE CHANGE STRATEGY UPDATE AND PLANS FOR 2022

The Managing Director introduced a report to update the cabinet on progress against the agreed priority actions in the climate emergency action plan.

Much of the council's climate emergency ambition has become embedded into service provision, and the council will continue to build on this in the coming months to help deliver its 2030 carbon neutral target.

However, to meet the target it is essential the whole community takes part and that every organisation, business, and resident acts to reduce their carbon footprint. In turn, the council will continue to lobby for resources and amendments to national climate change policy.

Councillor Evans called on the government to provide more resources to local authorities to tackle climate change. The Leader of the Council confirmed that the issue is raised on a regular basis in meetings between the Leader, Deputy Leader, Managing Director and Sally-Ann Hart MP.

Councillor Evans proposed approval of the recommendations, seconded by Councillor Batsford.

RESOLVED (unanimously) that:

- 1. To acknowledge the progress made against the actions of the climate emergency action plan since the last report to Cabinet in October 2021.**
- 2. To recognise the breadth and scale of the challenge of our net-zero ambitions, and that these can only be delivered by collaborating and working together across all sectors from national and local government to local business and organisations and individuals through their lifestyle choices.**
- 3. To acknowledge the need to continue to lobby for additional finances, and to**

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encourage others to do so the same, to meet the scale and pace of investment required to meet the ambitions of the strategy.

Reasons:

1. To recognise the achievements to date since adoption of the action plan in March 2020.
2. This report covers the period October 2021 to March 2022 building on the annual report that was presented to Cabinet October 2021

426. ENERGY PROCUREMENT - ELECTRICITY CONTRACT RENEWAL

The Managing Director introduced a report to agree the procurement route for the electricity supplied to the council's owned and operated buildings.

In the financial year 2020-2021 the council used 855,702 kWh of electricity in the non-domestic assets, which cost £213,885, with a further £16,515 being added from Social Lettings. The total electricity bill was £230,400.

The council currently purchases 100% renewable energy through Ecotricity on a fixed term price contract, this fixed term price is set between three and six months prior to contract start. This price is based on wholesale market rates at the time of the tender. Ecotricity are the only 100% renewable provider on the Laser framework.

Councillor Chowney proposed approval of the recommendations, seconded by Councillor Evans.

RESOLVED (unanimously) that:

1. Agree to purchase electricity through the Laser Fixed Term Fixed Price Framework 2019-2023 Ecotricity option, to continue the Council's Green Electricity purchase plans.

2. To delegate authority to the Chief Finance Officer in consultation with the Finance Portfolio Lead Member, to finalise the agreements.

Reasons:

1. The Council's Constitution, Part 9 Financial Rules Section 3, requires Cabinet approval for expenditure exceeding £200,000.
2. The Council's electricity contract with the Laser purchasing group ends October 2022. A decision needs to be made about procurement options by March 2022 to ensure a new supplier can secure the Council's energy needs from the energy market, six months in advance of the new supplier commencing.

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3. Officers have engaged with the Procurement Hub and investigated three procurement options to buy the Council's electricity from October 2022 and met with three alternative providers.

4. All three suppliers offer a slightly different approach to procuring the energy, the Laser Framework is the lower risk option offering a fully green electricity supplier (rather than a REGO backed supply).

427. MANAGEMENT RESPONSE TO THE OVERVIEW AND SCRUTINY RECOMMENDATIONS ON REVIEWING THE PROCESS AND PROCEDURE OF MOTIONS SUBMITTED AT FULL COUNCIL

Councillor Battley, Chair of the Overview and Scrutiny Committee, spoke in relation to the report responding to the recommendations made by the Overview and Scrutiny review team on the process and procedure of motions submitted to Full Council.

The Overview and Scrutiny Committee concluded that there is a need for better tracking of motions in order to identify the actions that arise and to minimise the duplication of motions coming to Full Council. The Overview and Scrutiny Committee would like to see a named individual assigned to each action arising from motions passed at Full Council and a public facing action tracker to improve transparency and inform the public of progress. In addition, the report asks for a six-monthly update to be presented to Full Council on the progress of implementing motions.

The Leader of the Council thanked Councillor Battley and the Overview and Scrutiny Committee for their work on this issue.

Councillor Rogers proposed approval of the recommendations, seconded by Councillor Webb.

RESOLVED (unanimously) that:

1. That Cabinet thank the Scrutiny review team for their report

2. That Cabinet approve this management response to the review team recommendations

Reasons:

1. To respond to recommendations agreed by the Overview and Scrutiny at their Committee meeting on the 9th of December 2021.

428. LEISURE SERVICES EXTERNALLY FUNDED PROJECTS UPDATE 2022-23

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The Leisure Development Manager introduced a report to update on the additional external funding applications for leisure related revenue and capital proposals, and to seek approval to progress if the applications are successful.

£142,000 of external funding has been committed to Active Hastings for this current year 2021/22. Recent discussions with East Sussex County Council Public Health indicate that their financial contribution, including the Healthy Weight Management grant, will continue into 2022/23.

Since April 2021, over 500 residents have attended an activity delivered by the Active Hastings team, with over 3100 visits to sessions. 40% of these participants live within the 5% most deprived areas nationally.

A funding application has been submitted to the Lawn Tennis Association (LTA) to enhance the 5 tennis courts at Alexandra Park and to bring an adjacent sixth court area back into operation. If successful, the LTA's grant of £92,500 will cover 100% of the costs.

The council has also been successful with a recent application to the Football Foundation's Local Authority Grass Pitch Programme Pilot.

Councillor Barnett proposed approval of the recommendations, seconded by Councillor Rogers.

RESOLVED (unanimously) that:

- 1. To be advised of the Active Hastings team's current externally funded programme.**
- 2. Delegate authority to Assistant Director Regeneration and Culture, or her nominee, in consultation with the Lead Member for Regeneration to enter into contract and utilise approx. £220,000 of funding to deliver the activity outlined in paragraphs 13-18**
- 3. To be advised of the capital funding application for the enhancement of Alexandra Park tennis courts and to delegate authority to Assistant Director Regeneration and Culture, or her nominee, in consultation with the Lead Member for Regeneration, to enter into contract and progress the project if the grant is successfully awarded.**

Reasons:

1. The size of Council's Active Hastings team and the level of service is dependent upon the amount of external funding raised each year. This report outlines the current position.
2. Alexandra Park hosts the only public tennis courts in the town. A funding application

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has been submitted to enhance these facilities. We are seeking approval to progress if the application is successful.

429. AFFORDABLE HOUSING DEVELOPMENT

The Assistant Director, Housing and Built Environment, introduced a report to seek Cabinet and Full Council approval to progress the first phase of the sites Bexhill Road (south) and Mayfield E, within the 500 Affordable Rented Homes pipeline.

In November 2021 cabinet agreed a strategic commitment to increasing the supply of affordable rented accommodation by an additional 500 units over the next 5 years. This target will be achieved through a combination of direct delivery by the council and partnership working with registered providers and developers.

Officers set out the next steps for progressing the first phase of developments in the pipeline. The approach includes bringing existing empty properties back into use, as well as new developments on council-owned land. Full Council, at its budget meeting on 16 February 2022 agreed the inclusion of the council-owned sites at Bexhill Road and Mayfield E as two development projects in the capital programme.

The council has completed the development of 6 self-contained 1-bedroom flats at 12/13 York Buildings. The property is a grade II listed building where the upper floors had been empty for many years. The council secured grant funding of £303,910 from Homes England, which will enable the units to be brought into use as affordable housing (with rents capped at local housing allowance).

Councillor Batsford proposed approval of the recommendations, seconded by Councillor Rogers.

RESOLVED (unanimously) that:

- 1. To bring 6 units of accommodation at 12/13 York Buildings into use as affordable housing**
- 2. That Cabinet recommends to Full Council that a detailed business case and initial surveys are commissioned to facilitate this for the development of land to the rear of 419 – 447 Bexhill Road at a cost of up to £75,000.**
- 3. That Cabinet recommends to Full Council that a detailed business case and initial surveys are commissioned to facilitate this for the development of land at Mayfield E at a cost of up to £75,000.**
- 4. That Cabinet recommends to Full Council that delegated authority is given to the Assistant Director, Housing and Built Environment, in consultation with the**

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Lead Member for Housing to finalise the specification for the business case and procure these services

Reasons:

1. Delivery of new affordable housing in Hastings has failed to keep pace with rising demand. A shortage of affordable housing is creating additional pressures and costs to the council, particularly the rising use of temporary accommodation. The council has agreed a commitment to increase the supply of new affordable rented homes by 500 units over the next 5 years.

430. HASTINGS CONTEMPORARY

The Managing Director introduced a report to recommend that the council accepts the surrender of the existing lease and agree terms for a new lease with the Hastings Contemporary Gallery.

The existing lease holder has indicated that they would be prepared to surrender their lease of the Hastings Contemporary Gallery site and effectively gift this to the council as a public benefit for the people of Hastings.

Should the council accept the surrender of the lease it would be in a position to grant a new long-term lease to an organisation that would be well placed to attract grant funding; this would in turn help to ensure the longer-term sustainability of the gallery and its associated activities.

In accepting the lease back the council would thereafter be responsible for the building and its associated costs, but these costs would be met by Hastings Contemporary.

Councillor Chowney proposed approval of the recommendations, seconded by Councillor Barnett.

RESOLVED (unanimously) that:

1. To recommend to Full Council that delegated authority be granted to the Chief Finance Officer in consultation with the Assistant Director Regeneration and Culture and the Leader of the Council to agree terms to accept a surrender of the lease to Gallerium Establishment Ltd (GEL)

2. To recommend to Full Council to delegate authority to the Chief Finance Officer in consultation with the Assistant Director Regeneration and Culture, and the Leader of the Council to agree terms to grant a lease to Hastings Contemporary (HC).

Reasons:

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The existing lessee has offered the building to the Council as a public benefit for the people of Hastings on the basis that it is retained for its current use. This presents an opportunity for the Council to secure the future of the site. Delegated authority is sought in order to negotiate and complete the respective agreements in a short period.

431. EAST SUSSEX ROUGH SLEEPING INITIATIVE - COMMISSIONING UPDATE

The Assistant Director, Housing and Built Environment submitted a report to update on the development of the Rough Sleeping Initiative (RSI) programme for 2022/25 and to seek approval for interim arrangements.

The East Sussex Rough Sleeping Initiative (RSI) is a local response to the national rough sleeping strategy which is seeking to end rough sleeping in the next 3 years.

Under rule 13.3 the recommendations of the report were agreed without being called for discussion.

RESOLVED that:

- 1. To grant an exemption under rule 21c of the council's financial operating procedures to commission services for an interim extension to the Rough Sleeping Initiative services from 1 April 2022 to 30 June 2022 to avoid gaps in provision**
- 2. To grant an exemption under rule 21c of the council's financial operating procedures to commission services funded by Public Health by the end of March 2022, for delivery in 2022/23**

Reasons:

1. The application process for the Rough Sleeping Initiative has been delayed by the pandemic. Extending existing contracts will prevent any gaps in provision.

(The Chair declared the meeting closed at 7.10pm)