

BRIGHTON & HOVE CITY COUNCIL

CABINET

2.00pm 27 JUNE 2024

COUNCIL CHAMBER - BRIGHTON TOWN HALL

MINUTES

Present: Councillor Sankey (Chair) Taylor (Deputy Chair), Alexander, Burden, Daniel, Muten, Pumm, Robins, Rowkins and Williams

Cabinet Advisors present: Councillors Galvin, Nann, Robinson

PART ONE

1 PROCEDURAL BUSINESS

1a Declarations of interests

- 1.1 Councillor Daniels declared a pecuniary interest in Item 10 and 12 of the agenda and would leave the Chamber during discussion of the item.
- 1.2 Councillor Robins declared a pecuniary interest in Item 11 of the agenda and would leave the Chamber during discussion of the item.
- 1.3 Councillor Williams declared a pecuniary interest in Item 17 of the agenda and would leave the Chamber during discussion of the item.

1b Exclusion of the press and public

- 1.4 In accordance with Section 100A of the Local Government Act 1972 (“the Act”), the Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.
- 1.5 **Resolved** That the public are excluded from the meeting from items listed on Part 2 of the agenda.

2 CHAIR'S COMMUNICATIONS

- 2.1 The Chair provided the following communications:

Good afternoon and welcome everyone to our very first Cabinet meeting.

I'm delighted to be chairing today's meeting, which marks the beginning of this new system of governance at Brighton & Hove City Council. Thank you to all of the officers who have been involved in establishing this new system and enabling a smooth transition from the Committee system.

I would like to start by highlighting some of the key work that has been going on over the past couple of months.

Last Saturday marked Windrush Day, a moment to reflect on and honour the remarkable contributions of the Windrush generation to Britain's economy, culture and society, which cannot be overstated. A fantastic community event took place at Hove Museum of Creativity to honour their legacy and celebrate how the Windrush generation enriched our city. It also offered a sobering reminder of the huge injustice faced by so many of that generation and the ongoing fight for justice.

The launch of Sussex Bay took place earlier this month, an initiative which began in Adur & Worthing but which we are very pleased to be supporting, given our shared commitment to protecting and enhancing nature and open spaces, including our coastal and marine environments.

The details of the Women's World Cup 2025 tournament have been announced and it is fantastic that Brighton & Hove has been chosen as one of the host cities for this event. The scale of the tournament shows the demand there is and I personally can't wait to watch it and join in the celebrations.

A programme of road resurfacing is underway, which will see 47 roads across the city resurfaced to make them smoother, skid resistant and watertight, helping to extend the life of the road by around 10 years and reduce the need for ongoing pothole repair. Work is also underway to improve 12 playgrounds in the city, ahead of the school holidays, as part of playground refurbishment programme.

This coming weekend there are a number of community events taking place across Brighton & Hove to mark Armed Forces Day. We're proudly flying Armed Forces Day flags from council buildings in the lead up and a commemorative event will be held on Sunday, organised by the Brighton & Hove Branch of the Royal Sussex Regimental Association. It is dedicated to the memory of the 366 men of the Southdown's battalions of The Royal Sussex Regiment who lost their lives in the First World War, at the battle of the Boar's Head in 1916. I'd like to extend my sincere gratitude to our armed forces community, including serving troops, service families, reserves, veterans and cadets.

And finally, I'm sure we're all pleased to see the warmer weather. We know this is an extremely busy time for our city as we warmly welcome millions of tourists for the summer season. I'd like to take this opportunity to thank all frontline staff who will be working extremely hard to keep the city safe and tidy, particularly our Lifeguard Team who took up their posts on our city's beaches last month.

As you can see from today's agenda, we have a number of key reports to discuss and vote on, across a range of priority areas for our administration, including on affordable housing, ending violence against women and girls, improving provision for children with special educational needs, supporting our voluntary and community sector and improving our city's active travel infrastructure.

Before we get onto this important business, I'd like to update everyone that sadly Cllr Birgit Miller is not attending today's meeting as she recently suffered a very serious injury which she is taking time to recover from. On behalf of Cabinet and the Council I'd like to wish Cllr Miller a very speedy recovery. As Cllr Miller is expected to be off for at least 3 months, I have appointed Cllr Mitchie Alexander to cover the position of Cabinet lead for Culture, Heritage and Tourism. I know that Cllr Alexander will do an excellent job as part of Cabinet, in addition to her role as Cabinet Advisor.

Finally, I'm sure I don't need to remind members that we are in the pre-election period, with the General Election just one week away. Our administration decided not to suspend this meeting as we want to continue delivering at pace for the City, but given the timing, we must proceed in accordance with the rules restricting party political activity using Council resources. I'd be grateful if all members attending today could keep this in mind when making their contributions.

3 PUBLIC INVOLVEMENT

(a) Public Questions

(1) The Future of Homewood College

3.1 On behalf of Steve Allen, Councillor Shanks read the following question:

"Where is the cost benefit analysis, that was promised? This document appears to have no costings".

3.2 Councillor Taylor provided the following reply:

"The Council has consulted with staff on the impact of decommissioning places at Homewood College. This process concluded with a consultation response document shared with all staff in which additional information on the financial aspects of the proposal was outlined.

Homewood College finished the 2022/23 financial year with an overspend of £343,000. At the end of 2023/24 this had grown to £709,000. If no changes were made to the operation of Homewood College the deficit could be expected to significantly escalate further.

By way of comparison with neighbouring Local Authorities, Homewood College is better funded in terms of the per pupil top-up rate when compared to SEMH schools in East and West Sussex.

As outlined in the staff consultation response, it was not possible to provide a straight comparison to future provision and the potential increasing deficit position of Homewood College. However a reasonable analysis of the current and future costs identifies that any new arrangements are unlikely to exceed the cost of maintaining Homewood College places in the future.

It should also be reinforced that this proposal was not based on purely financial reasons the school was rated inadequate by Ofsted, with high levels of pupil absence and concerns about the ability of the offer provided being able to meet the needs of the pupils placed there".

4 ISSUES RAISED BY MEMBERS

(b) Members Questions

Each question was taken as read as detailed in the Addendum pack circulated ahead of the meeting. A copy of the responses from the respective Cabinet Member are below.

1) Commercial and Residential (non HRA) Property Disposals- Councillor Shanks

Response provided by Councillor Taylor:

Thank you for your question, Cllr Shanks. In short – yes. The Housing Service are advised of potential disposals in the non-Housing Revenue Account (HRA) portfolio. They are then assessed to determine whether they can be taken forward as HRA owned accommodation. For individual dwellings we will assess in line with our 'buy back scheme' which includes reviewing the condition of the property, any management considerations and the financial viability of a purchase before reaching a decision. For property conversions this will include assessing whether it is suitable for residential use and determining if a viable scheme can be delivered before reaching a final decision. Should a property not be appropriated to the HRA the reasons for this will be detailed in any Cabinet disposal report.

2) The Future of Homewood College- Councillor Shanks

Response provided by Councillor Taylor:

Thanks for your question. As you say, there will be a number of school buildings that will be vacant in the coming months.

The Council is currently reviewing educational provision in the city, particularly SEMH and SEND provision, as is being discussed on the agenda today.

As such, our first consideration will be to maximise the use of the school accommodation we have in the city and to re-purpose it whenever appropriate and suitable.

At this stage we haven't determined that any of our sites are available to others to use although we have been contacted by various groups making enquiries. When we identify education accommodation that is surplus to requirements, we will consider these requests.

It is important to note that for school premises, any change in use from educational purposes requires Secretary of State approval, which can take many months/years to obtain.

3) Developments around Social, Emotional and Mental Health Educational Provision- Councillor McNair

Response provided by Councillor Taylor:

All Key Stage 3 and 4 pupils have had an annual review of their Education, Health and Care plan and a new school placement confirmed for September 2024.

An enhanced transition plan for each child is underway, which will include pupil, parents, school, SEN Officers, Educational Psychologist's and other professionals as appro

priate. This will include visits during August to the new KS4 provision and planned visits and supported transition for pupils at other settings.

A further annual review is being scheduled for KS4 pupils in October 2024 for Year 11's to support them in their transition to a post 16 destination for September 2025.

All settings will be expected to provide the support as set out for each individual child in their Education, Health and Care plan. High levels of support will be provided at St George's KS4 provision with a varied curriculum. Where young people have a placement in another special school setting high levels of specialist support will also be provided.

Pupils eligible for free school meals will carry that eligibility into the future provision.

4) Developments around Social, Emotional and Mental Health Educational Provision- Councillor McNair

Response provided by Councillor Taylor

To achieve any reorganisation of school provision the Council must comply with the School Organisation legislation, the Education and Inspections Act 2006 and associated regulations, and statutory guidance. Both the legislation and guidance set out the steps which the Council must take before making any decisions on proposals to reorganise school provision.

As the closure proposals relate to a community special school the council is required to consult with a prescribed list of consultees as set out in section 16 of the Education and Inspections Act 2006. This includes parents of registered pupils at the school and any other LA which maintains an EHCP in respect of a registered pupil at the school.

The consultation's outcome will be reviewed by myself and the cabinet in September 2024. At that stage a decision will be made whether to move to the next stage of the process and publish statutory notices.

5) A259 Cycle lane- Councillor McNair

Response provided by Councillor Muten

Thank you for your question, Cllr McNair. You may be pleased to hear that there is no money taken from the delivery of Valley Gardens Phase 3 to enable the Council's plans for A259 Active Travel scheme. You may also be very pleased to hear that the Valley Gardens Phase 3 can be delivered within budget, enabling these excellent public realm improvements in the Old Stein and these much-needed Aquarium junction traffic flow improvements to reduce traffic congestion and improve air quality.

However, the report does recommend reprofiling the delivery of the A259 schemes following a strategic review of the A259 Active Travel route from the Marina to the city's western boundary. This includes £1.2 Million pounds of Active Travel Funding from the Tranche 3 Marine Parade scheme to enable the next phase of delivery. Nonetheless, as an administration, we are committed to delivering the Local Cycling and Walking Infrastructure Plan (or LCWIP) with a strategic commitment to enabling an interconnected active travel route along A259 in due course. This is not related directly to the delivery of Valley Gardens 3. The remaining balance will be from the LTP Capital programme but will not affect the agreed funding for Valley Gardens 3. Valley Garden 3 does, however, provide an important component to meet our strategic vision for active travel and traffic flows along the A259 and connects the A23 and Maderia Drive.

6) A259 Cycle lane- Councillor McNair

Response provided by Councillor Muten

I am very pleased by your continued interest in the success of the Valley Gardens Phase 3 delivery, Cllr McNair. This is such an important regeneration scheme for the Old Steine including improving the public realm in front of the Royal Pavilion and War Memorial; and the planned much-needed improvements to traffic flow at the aquarium junction to tackle common traffic congestion and air quality improvements.

As I have already stated, these proposals do not affect the agreed available budget for the Valley Gardens 3 project which is progressing on budget.

We are delivering an excellent Valley Gardens Phase 3 scheme to make the difference the city needs in this area, part of the strategic interconnection with the A23, A259 and Maderia Drive traffic flow and active travel routes.

7) Thriving Communities Investment Fund- Councillor McNair

Response provided by Councillor Pumm

The investment will come from the existing budget for the current Third Sector Investment Programme which ends this financial year (31 March 2025) and will be invested in accordance with the new aims, objectives and focus of the replacement Thriving Communities Fund.

8) Thriving Communities Investment Fund- Councillor McNair

Response provided by Councillor Pumm

The community catalyst funding will be for small and medium groups delivering on council priorities targeting our city's most marginalised and impacted communities/residents - be they communities of place and or identity.

9) Thriving Communities Investment Fund- Councillor McNair

Response provided by Councillor Pumm

The lived experience panel will aim to have people reflecting the communities the funding is designed to support – our most marginalized communities, facing greatest barriers to access services and opportunities, taking into account intersectional representation so including socio-economic disadvantage as well as protected characteristics.

Councillors will not be invited to sit on the panel. This approach provides us with an opportunity to blend participatory democracy with representative democracy, giving voice and power to residents of marginalised communities.

10) TBM Provisional Outturn 2023/24- Councillor McNair

Response provided by Councillor Taylor

The council's Education, Finance and HR teams work closely with schools that are experiencing financial challenges to help them identify potential efficiencies and cost savings, including reviewing their staffing structures, buildings usage, and supplies and services costs. There is also a wealth of guidance and comparative information available to schools provided by both the council and DfE to help them review and improve their cost base. We are also utilising School Resource Management Advisors (appointed sector experts) who provide peer challenge to schools to help them identify ways to optimise the use of capital and revenue resources available to them. The learning from these reviews can help all schools.

In response to falling numbers of children in the city, there is also a wide range of work being undertaken across the school community to explore structural models of provision to improve the long-term financial sustainability of our schools while ensuring educational outcomes continue to improve. This includes possible federation of school clusters, reviewing Published Admission Numbers (PANs) and other possibilities.

11) TBM Provisional Outturn 2023/24- Councillor McNair

Response provided by Councillor Taylor

When a school closes, any deficit (overspend) at the point of closure becomes a one-off cost to the council's General Fund. Similarly, the cost of any redundancies, including any pension strain for early payment of pension for staff aged 55 and over, is also chargeable to the General Fund.

12) TBM Provisional Outturn 2023/24- Councillor McNair

Response provided by Councillor Taylor

Inflation does not mean that the cost of services has fallen, simply that the costs are not rising as fast as previously. Unfortunately, large areas of the council's budget, particularly external social care provision and temporary accommodation, have been susceptible to significant inflationary pressures averaging between 7% to 10% over the last two years. Cost increases in social care provision have also been fueled by increases in the National Living Wage of over 10% for each of the last two years. In short, councils are experiencing inflation well above headline CPI and RPI figures which are just averages across all types of goods and services.

These cost increases impacted on the ability to achieve the full programme of savings in 2023/24 and therefore impacted on the budget for 2024/25.

The Local Government Financial Settlement for 2024/25 provided a 7.5% increase in Spending Power which not only fell short of the inflation experienced by councils but therefore also provided no additional resources toward meeting the significant growth in demands for services across many areas including social care, home to school transport, SEN and homelessness.

13) Emergency Accommodation Management Services- Councillor McNair

Response from Councillor Williams

Any costs associated with this pilot are not additional to the current costs of managing this service. Council officers are looking to re-procure the Emergency Accommodation

Management Service separate to the accommodation provision to test whether the council can achieve better value for money in terms of lower costs and/or improved service provision. The service would be commissioned from providers with experience of successfully providing such services within Emergency Accommodation.

14) Emergency Accommodation Management Services- Councillor McNair

Response from Councillor Williams

The pilot is being put in place in order to reduce costs to the Council and provide best value in relation to management of emergency accommodation. This is not additional to our core budget.

15) Emergency Accommodation Management Services- Councillor McNair

Response from Councillor Williams

The aim of the pilot is to test an alternative approach to the management services, separating the management from the lease and allowing the management to be delivered by third parties. This is what makes it different from the current arrangement. We rely on a range of landlords to provide emergency and temporary accommodation required. All of our existing block booked providers will be consulted to consider their properties for the pilot. The providers of the management services being selected for the purposes of the pilot are being selected for their ability to provide a more suitable support service whilst reducing existing management costs for the Council.

16) Homes for Brighton & Hove- Sackville Trading Estate- Councillor Pickett

Response from Councillor Taylor

Any profits generated through Homes for Brighton & Hove are distributed equally between Hyde Housing & Brighton & Hove City Council. The Cabinet paper sets out that the first call on profits generated will be to fund the short-term borrowing costs associated with the project as set out in the paper. This ensures a break-even position is achieved, however there is the possibility of surplus profits becoming available, for which the use of these would need to be considered within the context of the council's overall financial position. This includes giving consideration to any in-year budget pressures or future predicted budget gaps before any consideration could be given as to whether surpluses could be used for future affordable housing schemes.

17) Emergency Accommodation Management Services Pilot- Councillor McLeay

Response from Councillor Williams

Yes, we will survey residents throughout the process and we will report back outcomes.

18) Emergency Accommodation Management Services Pilot- Councillor McLeay

Response from Councillor Williams

The Housing Performance report is presented to Housing Area Panel each quarter and published on the council website along with the Housing Area Panel papers
The Council Housing Performance report is also published on the Council website.

The number of households in temporary and emergency accommodation, as of 16th June 2024 is 1784.

19) Emergency Accommodation Management Services Pilot- Councillor McLeay

Response from Councillor Williams

William Collier House is a supported accommodation project commissioned by the Council and provided by Brighton YMCA. It is not emergency accommodation. Referrals are made through the Council's Single Homeless and Rough Sleeper Pathway and the service is contract managed by the Housing Commissioning Team. It will not be covered by this pilot as it is not emergency accommodation.

20) Preventing and tackling violence against women and girls, domestic abuse, and sexual violence- Councillor Goldsmith

Response from Councillor Daniel

We are committed to ensuring Brighton and Hove develop a systems approach to preventing and tackling VAWG, domestic abuse and sexual violence. This includes working with all parts of the partnership to ensure all victim/survivors including those with long term health or disability are supported to safety by any service they disclose to and signposted to appropriate support.

Going forward the administration will ensure that all partner agencies contribute to this aim by holding them to account via the Violence Against Women and Girls, domestic abuse and sexual violence Strategic Group. There has been commitment from Public Health and Commissioners from the Integrated Care Board to develop joint work with the VAWG Team to improve how services identify and support victim/survivors. Commissioned services are currently monitored on all protected characteristics including disability. Service accessibility is considered, and services are encouraged to deliver services in a flexible manner to meet the victim/survivors needs, safety and support.

5 MATTERS REFERRED TO THE EXECUTIVE

No items were referred to the Executive.

6 REPRESENTATIONS FROM OPPOSITION MEMBERS

6.1 Councillor Shanks made a representation to Cabinet on Agenda Item 8: Developments around Social, Emotional and Mental Health Educational Provision.

7 PREVENTING AND TACKLING VIOLENCE AGAINST WOMEN AND GIRLS, DOMESTIC ABUSE AND SEXUAL VIOLENCE - BRIGHTON & HOVE CITY COUNCIL'S STRATEGIC DIRECTION 2024-2028

7.1 Cabinet considered a report that provided an update on the strategic direction for Preventing and tackling violence against women and girls, domestic abuse, and sexual violence (VAWG/DA/SV) Strategy 2024-2028.

7.2 Councillors Williams Muten, Burden and Sankey contributed to the debate of the report.

7.3 Resolved-

1) Cabinet agrees the strategic direction towards a final Preventing and tackling VAWG/DA/SV strategy 2024-2028 as set out in the route map in section 3.6- 3.7 of the report. Cabinet notes a full strategy will be brought for approval in Autumn 2024.

8 DEVELOPMENTS AROUND SOCIAL, EMOTIONAL, AND MENTAL HEALTH EDUCATIONAL PROVISION

8.1 Cabinet considered a report that detailed proposals for the development of Social Emotional and Mental Health (SEMH) educational provision across the city and delivers on the Council Plan priority of a healthy city where people thrive, specifically a better future for children and young people.

8.2 Councillors Burden and Taylor contributed to the debate of the report.

8.3 Resolved-

1) Cabinet supports the proposals to continue to progress the three-tier approach for Alternative Provision and the arrangements for Tier 4 special school provision that will address the decision to de-commission places at Homewood College from September 2024.

9 A259 - SEAFRONT CYCLE LANE

9.1 Cabinet considered a report that provided an overview of the A259 strategic cycle route, outlines a preferred concept design for the Fourth Avenue to Wharf Road section and made recommendations on how to proceed.

9.2 Councillors Rowkins, Burden, Pumm and Sankey contributed to the debate of the report.

9.3 Resolved-

1) Cabinet agree for the preferred concept design option for the A259 Fourth Avenue to Wharf Road Scheme (as outlined in section 3.11) and the Active Travel Fund Tranche 4 Wharf Road to Western BHCC Boundary scheme should be developed to detailed design.

2) Cabinet agree the reallocation of £1.2million Active Travel Fund 3 from Marine Parade to the A259 Fourth Avenue to Wharf Road Scheme, subject to Active Travel England approval. Additional match funding required to meet estimated costs will be directed from the Local Transport Plan to support the delivery of the A259 Fourth Avenue to Wharf Road as highlighted in sections 3.12 -3.14.

10 THRIVING COMMUNITIES INVESTMENT FUND 2025-2029

10.1 Cabinet considered a report that sought approval for a 4-year programme of investment in the city's Community and Voluntary Sector (CVS).

10.2 Councillors Taylor and Pumm contributed to the debate of the report.

10.3 Resolved-

1) Cabinet agrees the outcomes and approach for the Thriving Communities Investment Fund 2025-2029 as described in Section 3 of the report.

2) Cabinet delegates authority to the Corporate Director for Corporate Services to take all necessary steps to implement the Thriving Communities Investment Fund as outlined in this report in consultation with the Cabinet Member for Communities, Equality and Human Rights.

11 ROYAL PAVILION MUSEUMS TRUST LOAN AGREEMENT

11.1 Cabinet considered a report that request approval for a drawdown of a £1 million cashflow loan to the Royal Pavilion Museums Trust in line with the loan agreement dated 30th September 2020 and to agree the loan repayment schedule.

11.2 Councillor Sankey contributed to the debate of the report.

11.3 Resolved-

1) Cabinet approve the drawdown of a £1 million cashflow loan to RPMT in line with the loan agreement dated 30th September 2020 and agrees the loan repayment schedule included at paragraph **Error! Reference source not found.**

12 THE FUTURE OF HOMEWOOD COLLEGE

12.1 Cabinet considered a report proposing the closure of Homewood College a community Special School for pupils aged 11-16 located at Queensdown School Road, Brighton, to take effect from 31 December 2024.

12.2 Resolved-

1) Cabinet agree to consult on the closure of Homewood College to take effect on 31 December 2024.

2) Cabinet agrees that following the outcome of the consultation authority is delegated to the Cabinet Member Finance and City Regeneration to consider the outcome and make the decision whether to continue the closure process and publish a statutory notice.

3) Cabinet agrees that the outcome of the representation period following publication of the statutory notice returns to Cabinet in November 2024 for a final decision regarding closure.

13 TARGETED BUDGET MANAGEMENT (TBM) PROVISIONAL OUTTURN 2023/24

13.1 Cabinet considered a report that set out the provisional outturn position (i.e. Month 12 year-end) on the council's revenue and capital budgets for the financial year 2023/24 and sought approval for the allocation of additional resource.

13.2 Councillors Alexander, Taylor, and Rowkins contributed to the debate of the report.

13.3 Resolved-

Cabinet:

- 1) Notes that the provisional General Fund outturn position is an underspend of £2.268m and that this represents an improvement of £1.789m compared to the projected and planned resource position at Month 9 and taken into account when setting the 2024/25 budget.
- 2) Notes the provisional outturn includes an underspend of £0.281m on the NHS managed Section 75 services.
- 3) Approves General Fund carry forward requests totalling £7.816m as detailed in Appendix 5 and assumed within the provisional outturn.
- 4) Approves the proposed allocation of additional resources as set out in paragraph 11.1.
- 5) Notes the provisional outturn for the separate Housing Revenue Account (HRA), which is a break-even position.
- 6) Notes the provisional outturn position for the ring-fenced Dedicated Schools Grant, which is an underspend of £1.275m.
- 7) Notes the provisional outturn position on the Capital Programme which is an overspend variance of £1.982m.
- 8) Approves the capital budget variations and re-profiling requests set out in Appendix 7.
- 9) Approves the new capital schemes requested in Appendix 8.
- 10) Approves the creation of the new reserve as set out in paragraph 9.9 and new provision in paragraph 9.10.
- 11) Notes the Treasury Management end of year review 2023/24 as set out in Appendix 10.
- 12) Agrees that the allocation of £01.85m resources held for investment in priority services or improvements set out in Section 11 be delegated to the Cabinet Member for Finance & Regeneration in consultation with the Leader of the Council.

14 EMERGENCY ACCOMMODATION MANAGEMENT SERVICES PILOT

14.1 Cabinet considered a report that sought authority to separate the procurement of Emergency Accommodation (EA) from the management of the properties for a pilot 18-month period, consisting of approximately 340 'block booked' dwellings.

14.2 **Resolved-**

1) Cabinet delegates authority to the Acting Corporate Director Housing, Care & Wellbeing (Housing Lead), in consultation with the Lead Cabinet Member, to take all necessary steps to procure and award in an 18-month contract for a pilot scheme for the provision of management and support services to residents of Emergency Accommodation.

15 HEALTH & SAFETY UPDATE AND HOUSING REVENUE ACCOUNT REPAIRS AND MAINTENANCE PROCUREMENT

15.1 Cabinet considered a report that sought approval to commence with the procurement of key contracts for three main areas of work within the Housing Repairs and Maintenance Service.

15.2 Councillors Alexander, Rowkins and Pumm contributed to the debate of the report.

15.3 **Resolved-**

1) Cabinet notes the Housing, Health & Safety Update Report, and current engagement with the Regulator of Social Housing.

2) Cabinet delegate authority to the Acting Corporate Director Housing, Care & Wellbeing (Housing Lead) to procure and award the contracts for the following work streams for a period of 3 years with the option based on successful performance of a further 1 year plus 1 year extension.

- Repairs and Maintenance (General Building) (£11M Total)
- Damp, Condensation and Cavity Wall Insulation (£9M Total)
- Empty Homes Work (£15M Total)

16 COMMERCIAL AND RESIDENTIAL (NON HRA) PROPERTY DISPOSALS

16.1 Cabinet considered a report that approval for disposal of three properties to mitigate the cost of retention to the council and achieve capital receipts to support the council's investment programme.

16.2 **Resolved-**

1) Cabinet agrees in principle to the disposal of 8-11 Pavilion Buildings by way of a leasehold interest of up to 150 years and delegates authority to the Corporate Director City Services in consultation with the Assistant Director Legal and Democratic Services and the Cabinet Member for Finance & City Regeneration to negotiate the terms for the disposal and take all necessary steps to complete the transaction.

2) Cabinet agrees to the disposal of the freehold of Montague Place and to granting an option to buy the freehold of 23-24 Montague Place on the terms set out in this report.

- 3) Cabinet agrees to the disposal of Flat 4 Arcade Buildings by way of a long leasehold of 125 years on the terms as set out in this report.
- 4) Cabinet delegates authority to the Corporate Director City Services in consultation with the Assistant Director Legal and Democratic Services and the relevant Cabinet Member, to finalise the terms and take any necessary steps to facilitate recommendations 2.2 and 2.3.

17 HOMES FOR BRIGHTON & HOVE - SACKVILLE TRADING ESTATE

- 17.1 Cabinet considered a report that sought approval to proceed with a site at Sackville Trading Estate to build 306 new affordable homes.
- 17.2 Councillor Muten, Rowkins, Sankey and Taylor contributed to the debate of the report.

17.3 Resolved-

- 1) Cabinet agrees the budget of up to £30.166m to be included within the Housing Revenue Account (HRA) Capital Investment Programme from 2024/25 and to purchase 183 Social Rented Units at Sackville Trading Estate on the terms as set out in this report.
- 2) Cabinet agrees to the drawdown by Homes for Brighton & Hove under their current facility agreement with the Council as further set out in Part 2 of this report.
- 3) Cabinet agrees that the surpluses/profit generated from the project should be earmarked to replenish reserves used within the HRA and General Fund to support this project through the development phase.
- 4) Cabinet agrees to enter into a Delivery Partner Agreement with Homes England in respect of the grant contribution allocated to the 183 Social Rented Units to be purchased by the council.
- 5) Cabinet delegates authority to the Corporate Director City Services in consultation with the Cabinet Member for Finance & City Regeneration, to take the steps necessary to agree and complete:
 - (a) An Agreement for Lease (including Golden Brick requirements) in respect of the 183 Social Rented Units at Sackville Trading Estate
 - (b) A Lease in respect of the 183 Social Rented Units
 - (c) The Homes England Delivery Partner Agreement
 - (d) The advance of the working capital funding pursuant to the 2017 loan agreement with HBH

Any other relevant ancillary legal and financial documents necessary to deliver the project to give effect to recommendations 1, 2 and 4 above.

18 COMMERCIAL AND RESIDENTIAL (NON HRA) PROPERTY DISPOSALS (EXEMPT CATEGORY 3)

As per the Part 1 report.

19 HOMES FOR BRIGHTON & HOVE - SACKVILLE TRADING ESTATE (EXEMPT CATEGORY 3)

As per the Part 1 report.

20 PART TWO PROCEEDINGS

20.1 **Resolved-** That the items listed in Part Two remain exempt for disclosure to the press and public.

The meeting concluded at 16.15pm