

Decision No: CS12– 18 January 2010

Forward Plan No: N/A

This record relates to Agenda Item 45 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

**DECISION-MAKER:** COUNCILLOR AYAS FALLON-KHAN

**PORTFOLIO AREA:** CENTRAL SERVICES

**SUBJECT:** DISPOSAL OF CEDARS LODGE,  
CEDARS GARDENS

**AUTHOR:** ANGELA DYMOTT, JESSICA HAMILTON

### **THE DECISION**

1. That the disposal of the freehold interest of Cedars Lodge be approved.
2. That the retention of some of the garden land and the ring fencing of an amount from the sale receipt to pay for the cost of highways improvements to Cedars Gardens be approved.
3. That, with regard to (2) above, the Director of Finance & Resources be granted delegated powers to make a decision on the extent of land to be retained and the amount of money to be ring fenced from the sale receipt.

### **REASON FOR THE DECISION**

1. The property is vacant and has been declared surplus by Sustainable Transport as it is no longer required to widen London Road, which was the purpose of its acquisition originally.
2. Local agents have inspected the property and recommended in October 2009 that the property would sell for between £275,000 and £300,000.
3. Ward councillors have been consulted and have requested alterations to the public footway to improve safety. Highway Engineering and Projects have drawn up draft proposals and estimated these will cost about £20,000 to be funded by the capital receipt from the sale of the property.

#### **DETAILS OF ANY ALTERNATIVE OPTIONS**

1. Sustainable Transport confirmed that it was highly unlikely that over any time horizon a scheme to widen London Road would be funded or approved and concluded that it is no longer the intention to widen the London Road in this location. There is therefore no benefit to holding the property for this purpose and it has been declared surplus.
2. The property is estimated to be about 85 years old. The rooms are small and the bathroom is located off the kitchen on the ground floor. Improvements have been made to the heating system in recent years and repairs have been carried out to maintain the property. However it would require substantial investment to bring it up to standards appropriate to be let as a Housing property. Given the level of investment required the property would provide a poor return on investment and it is not therefore recommend that this option be pursued.

#### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

Recommendation and decision in point 3 (above) was added and agreed at the meeting to cover the need to making a decision, at a later stage, on the extent of land to be retained and the amount of money to be ring fenced.

#### **CONFLICTS OF INTEREST**

The decision-maker did not declare a personal or prejudicial interest in the matters set out in the report.

#### **CONFIRMED AS A TRUE RECORD:**

**We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision**

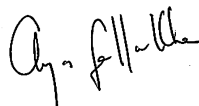
**Date:**

18 January 2010

**Decision Maker:**

Councillor Ayas Fallon-Khan  
Cabinet Member for Central Services

**Signed:**



**Proper Officer:**

18 January 2010

Mark Wall, Head of Democratic Services

**Signed:**



**SCRUTINY**

Note: This decision will come into force at the expiry of 5 working days from the date of the meeting at which the decision was taken subject to any requirement for earlier implementation of the decision.

**Call-In Period**

**19 – 25 January 2010**

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CS13 – 18 January 2010

Forward Plan No: CS14111

This record relates to Agenda Item 46 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER KEY DECISION**

**DECISION-MAKER:** COUNCILLOR AYAS FALLON-KHAN

**PORTFOLIO AREA:** CENTRAL SERVICES

**SUBJECT:** BUILDING MAINTENANCE SURVEYING  
CONSULTANCY (1ST SEPTEMBER  
2005 - 31ST AUGUST 2012)

**AUTHOR:** ANGELA DYMOTT

### **THE DECISION**

1. That the Director of Finance & Resources be granted delegated authority to extend the council's existing building maintenance consultancy contract for education and social care properties for a further period of up to two years.

### **REASON FOR THE DECISION**

1. The current contract holder, NPS South East Ltd, provides value for money in providing building maintenance consultancy services, a fact demonstrated by the results of the tendering process in 2005. At that time a detailed weighted scoring matrix was used to evaluate the bids; NPS South East Ltd had an overall score of 76% compared with the other tenderers at 64%, 56% and 43%. In addition, the basic percentage fees charged for the various types of work under the contract remain competitive with fees currently being charged by other companies on similar works.
2. The original report to the P&RU Sub-Committee dated 24 May 2005 omitted to include a provision for delegating to the Authorised Officer (namely the Director of Finance & Resources) authority to extend the contract on behalf of the council. This report seeks to rectify that omission and enable the Director of Finance & Resources to extend this contract up to the maximum two year extension allowed under the contract subject to continuing performance. Having implemented the Policy & Resources Urgency Sub-Committee contract decision in 2005 and having worked closely with the contract holders, NPS South East Ltd, since then, the Assistant Director of Property & Design is best qualified to make a decision about whether to extend the contract.
3. It is therefore recommended that the Central Services Cabinet Member grants delegated authority to the Director of Finance & Resources to make that decision.

### **DETAILS OF ANY ALTERNATIVE OPTIONS**

1. An exercise has been undertaken to compare the costs of the existing contract with an in-house option. Based on current staffing and resource levels, the in-house cost was calculated at £30,000 a year more expensive against the current annual £300,000 cost. In addition, at the current time an external contract is seen as having advantages in terms of the flexibility of service provision.
2. The other option would be to re-tender the contract but even in the current economic climate it is felt likely that, based on current consultancy fee rates and the fact that the original NPS bid was considerably less than their competitors, any new tendered rates would exceed current contract levels making an extension the most economically advantageous solution.

### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

## CONFLICTS OF INTEREST

The decision-maker did not declare a personal or prejudicial interest in the matters set out in the report.

### CONFIRMED AS A TRUE RECORD:

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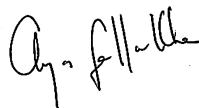
**Date:**

18 January 2010

**Decision Maker:**

Councillor Ayas Fallon-Khan  
Cabinet Member for Central Services

**Signed:**



**Proper Officer:**

18 January 2010

Mark Wall, Head of Democratic Services

**Signed:**



## SCRUTINY

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### Call-In Period

**19 – 25 January 2010**

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CS14 – 18 January 2010

Forward Plan No: N/A

This record relates to Agenda Item 47 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

<b>DECISION-MAKER:</b>	COUNCILLOR AYAS FALLON-KHAN
<b>PORTFOLIO AREA:</b>	CENTRAL SERVICES
<b>SUBJECT:</b>	HANGLETON BOTTOM - UPDATE
<b>AUTHOR:</b>	RICHARD BUTLER, ANGELA DYMOTT

### **THE DECISION**

1. That the approach to marketing and creating an informal planning brief for this council owned site as set out in the report be approved.
2. That it be noted that, following market testing on the basis of an informal planning and development brief, a further report will be prepared setting out the results and future potential options for the redevelopment of the site for Cabinet consideration.

### **REASON FOR THE DECISION**

The need for both the waste and ambulance facilities is pressing and of importance to the City as a whole. Hangleton Bottom is one of the key sites which could potentially accommodate these uses and meet local community requirements. However, the full extent of the demand for the site is unclear and the site represents a finite resource. For this reason a clear corporate decision on the future use options and marketing of the site is needed to facilitate the preferred way forward. The first steps will be to prepare a marketing brief, to include an informal planning brief that will set parameters for the development and expose the site to the market to assess in greater detail the requirements of waste operators. At the same time the brief will encourage a holistic approach to the site by way of a mixed use scheme to optimise the use of available space to meet local and citywide requirements. This market response will inform the subsequent decision making process about the development of Hangleton Bottom.

The process will also assist in the assessment of the potential value of the site in what is a specialised market.

## **DETAILS OF ANY ALTERNATIVE OPTIONS**

1. Land allocated for waste facilities within the City is extremely scarce with the only other site being a 1.9 Ha (4.7 acre) site at the former Hove Goods Yard off Sackville Road which is indicated in the Waste Local Plan for waste and potential waste transfer by rail. This could accommodate waste operators although it has previously been dismissed by one. Furthermore, it is currently occupied and we have no control over its release as it is not a Council owned site. Potential alternative sites are being evaluated through the work on the Waste and Minerals Development Framework but realistic, deliverable options in the City are likely to be extremely limited.
2. Whilst it is not a requirement on the council to provide sites for commercial waste operators, it is the planning authority's responsibility to identify and facilitate the release of sufficient sites to deal with the City's waste. With a scarcity of sites for recovery facilities and landfill opportunities disappearing soon it is in the City's interest to help provide an effective local solution for dealing with its commercial and industrial waste. Commercial waste contractors are of course free to seek their own alternative solutions outside the City but these could have implications for dealing with waste generated in the City e.g increased costs because of haulage the impact of which would be passed onto local businesses. It is also important that the City takes responsibility and plays its part in managing waste within its boundaries where possible rather than relying on exports to surrounding areas.
3. There are no other sites with the unique benefits of Hangleton Bottom, namely its waste allocation in an adopted plan, its access to the A27 and strategic road network and its availability for development. Although a range of ideas have been considered for the site's development in the past its waste allocation has always been a key determining factor in limiting the development aspirations. The present proposals present an opportunity to identify demand more clearly and pursue an opportunity to facilitate the mixed development of the site whilst meeting several key objectives via a mixed use scheme. This would be of great benefit to the city and has the potential to make progress despite the current economic uncertainties because of the type of uses envisaged and the needs they address.
4. Other sites have been rejected by SECAMB, mainly on planning and availability grounds although one alternative could have been to accommodate the entire ambulance station facility at the Council's Patcham Court Farm(PCF) site that has a planning designation for high tech business uses or general office use with consideration given to other uses which meet the council's priorities in relation to employment. An informal planning brief has been issued on PCF indicating potential ancillary uses could include a hotel. The SECAMB proposal contains a large workshop element and could take a considerable portion of the site, inhibiting office development on the remainder thereby significantly reducing the potential capital receipt and conflicting with the adjoining Patcham Village Conservation Area. The possibility of splitting the ambulance facility to accommodate the office element on PCF and the workshop element at Hangleton Bottom was ruled out as unsuitable by SECAMB.



**OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

**CONFLICTS OF INTEREST**

The decision-maker did not declare a personal or prejudicial interest in the matters set out in the report.

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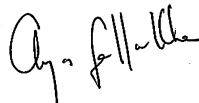
**Date:**

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**Decision Maker:**

Councillor Ayas Fallon-Khan  
Cabinet Member for Central Services

**Signed:**



**Proper Officer:**

18 January 2010

Mark Wall, Head of Democratic Services

**Signed:**



**SCRUTINY**

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**Call-In Period**

**19 – 25 January 2010**

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*

Decision No: CS15 – 18 January 2010

Forward Plan No: N/A

This record relates to Agenda Item 49 on the agenda for the Decision-Making

## **RECORD OF CABINET MEMBER DECISION**

<b>DECISION-MAKER:</b>	COUNCILLOR AYAS FALLON-KHAN
<b>PORTFOLIO AREA:</b>	CENTRAL SERVICES
<b>SUBJECT:</b>	HANGLETON BOTTOM - UPDATE [EXEMPT CATEGORY 3]
<b>AUTHOR:</b>	RICHARD BUTLER, ANGELA DYMOTT

### **THE DECISION**

1. That the recommendations set out in part 1 of the report be approved.

### **REASON FOR THE DECISION**

As per Part 1.

### **DETAILS OF ANY ALTERNATIVE OPTIONS**

As per Part 1.

### **OTHER RELEVANT MATTERS CONCERNING THE DECISION**

None

### **CONFLICTS OF INTEREST**

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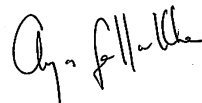
**Date:**

18 January 2010

**Decision Maker:**

Councillor Ayas Fallon-Khan  
Cabinet Member for Central Services

**Signed:**



**Proper Officer:**

18 January 2010

Mark Wall, Head of Democratic Services

**Signed:**



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