

Extract from Joint Overview and Scrutiny Committee - 22 March 2018

JOSC/17-18/65 Joint Overview and Scrutiny Committee Work Programme 2018/19

Purpose

This report outlines progress with the work contained in the Joint Overview and Scrutiny Committee (JOSC) Work Programme for 2017/18 and requests that the Committee consider its Work Programme for 2018/19.

Summary of Discussion

Before the Committee was a report by the Director for Communities, a copy of which had been circulated to all Members, a copy of which is attached to a signed copy of these minutes as item 9.

The Policy Officer introduced the report to the Committee and updated Members on the matters for consideration including the addition on matters pertaining to Crime and Disorder and an update from the West Sussex Health and Adult Social Care Committee.

A request to carry out a review of the effectiveness of parking and road traffic enforcement policy was agreed. The Committee agreed to a briefing report being brought forward concerning the issue in 2018/19

A request to carry out a review on Primary and Secondary Health Care arrangements was refused on the basis that the work was being undertaken already by the West Sussex Health and Adult Social Care Committee (HASC) . It was noted that the committee had planned to invite the chair of HASC to attend the committee in 2018/19

A request to carry out a review of the transport strategy for Adur and Worthing was accepted and added to the work programme. It was agreed that a working group be set up consisting of Councillors Kevin Borham, Steve Waight, Les Alden and Bob Smytherman

Resolution from Committee

Resolved: that the work programme for 2018/19 be endorsed and recommended for approval at Full Councils

Link to report for 22 March 2018

<https://www.adur-worthing.gov.uk/media/media.148344.en.pdf>

This programme was updated at the meeting in June to the following programme:

Work Programme 2018/19

<https://www.adur-worthing.gov.uk/media/media.149562.en.pdf>

Extract from Joint Governance Committee - 31 May 2018

JGC/015/18-19 Whistleblowing Policy

Purpose

- 1.1. Both Councils adopted a Whistleblowing Policy in 2014 which is overdue for review and revision. Legislation governing whistleblowing has been introduced since that time and this report introduces a new, up-to-date and legally compliant Whistleblowing Protocol.
- 1.2. Members are asked to consider the new Whistleblowing Protocol attached to this report, at Appendix 1, and approve its adoption by each Council and to recommend to each Council that it forms part of their Constitution, together with other Codes of Practice and Protocols.
- 1.3. The purpose of the Protocol is to encourage workers to raise concerns about wrongdoing in the organisation, internally, and to reassure them of the protection afforded them should they do so.
- 1.4. It is a Priority 2 Audit recommendation that the Council's Whistleblowing arrangements are updated and communicated to staff to ensure all staff are aware of the current arrangements.

Summary of Discussion

Before the Committee was a report by the Monitoring Officer, copies of which had been circulated to all Members and copies are attached to the signed copy of these Minutes as Item 15.

The Committee was asked to consider the new Whistleblowing Protocol attached to the report, at Appendix 1, and approve its adoption by each Council and to recommend to each Council that it forms part of their Constitution, together with other Codes of Practice and Protocols.

The purpose of the Protocol was to encourage workers to raise concerns about wrongdoing in the organisation, internally, and to reassure them of the protection afforded them should they do so.

It was a Priority 2 Audit recommendation that the Council's Whistleblowing arrangements be updated and communicated to staff to ensure all staff were aware of the current arrangements.

Resolution from Committee

The Joint Governance Committee:-

1. noted the content of the Whistleblowing Policy;
2. agreed a delegation to the Solicitor to the Council and Monitoring Officer to make minor and consequential amendments to the Protocol;
3. recommended, subject to consultation with Unison, the adoption of the Whistleblowing Protocol by each Council as part of their Constitutions.

Report on the Council's website:

<https://www.adur-worthing.gov.uk/media/media.149266.en.pdf>

Extract from Joint Overview and Scrutiny Committee - 21 June 2018

JOSC/17-18/64 JOSC Annual Report 2018/19

Purpose

- 1.1 This report sets out the draft Annual report for the Committee covering the 2017/18 Municipal year in accordance with the terms of the Council's constitution.

Summary of Discussion

Before the Committee was a report by the Director for Communities, a copy of which was sent to all Members, a copy of which was attached to the signed copy of these minutes as item 8. The report before Members presented the annual report for the Committee's work during 2017/18.

A Member asked the Chairman the following question *There have been numerous Executive decisions made in 2017/18, but there are no recorded challenges to any of these decisions. Could the Chair(s) please explain why this is and whether this means that Scrutiny agrees with all Executive decisions?* The Adur Chairman told the Committee that he hadn't felt the need to challenge any Executive decisions. Every single Member for the Council had the ability to call-in any decision by the Executive and there had been one call-in which did not meet the criteria and he would not answer for all Councillors across Adur and Worthing. The Chair of Worthing concurred with the statement. As a supplementary the following question was asked *In light of the fact that no Executive decisions have been called-in could the Chairs please highlight measurable successes to show how the Executive have been held to account by JOSC.* The Chairman detailed work that had been taken in the previous year including Scrutiny of the Budget and Youth Engagement. The Committee discussed the matter and Scrutiny of the budget was highlighted as a good example of the Executive being held to account.

A Member asked the following question *How do the Chairs think that Scrutiny could be improved in the coming year?* The Chair told the Committee that by having a Committed Committee membership that did not use the Committee as a political platform and who added value to the work of the Committee. The Committee were blessed to have a few Members who added an awful lot of value and it was fair to

say in the past there were Members who had not added value to the Committee. A Scrutiny Committee was only as good as the people who sat on the Committee. Having active Members would improve the scrutiny process. As a supplementary the Chair was asked *Are there any ways in which members could become more adept at Scrutiny?* The Chair stated that the Committee needed to use member's experience and expertise and for Committee Members to come properly prepared for a meeting.

The Committee discussed the criteria for call-in and were given advice about the call-in process and it was asked that unsuccessful call-in requests appear on future committee agenda if legally and constitutionally possible.

A Member commented that the effectiveness of an overview and scrutiny committee should not be judged on its use of call-in rather the real role of the committee was to assess how well the executive member decisions panned out in practice. The Committee discussed call-in rules further and a proposal was put to recommend that the Joint Governance Committee review the call-in criteria. The proposal was seconded but not carried by vote.

Resolution from Committee

Resolved: that the Joint Overview and Scrutiny Committee annual report for 2017/18 be approved;

Recommended: that the that the Joint Overview and Scrutiny Committee annual report for 2017/18 be recommended for approved to the full council meetings in July 2018.

(Link to the report on the website

<https://www.adur-worthing.gov.uk/media/media.149562.en.pdf>)

Extract from Joint Strategic Committee - 10 July 2018

(i) Mid Term Review and Refresh of Platforms for our Places Programme of Commitments

Purpose

- 1.1 In late 2016 Joint Strategic Committee and the Councils of both Adur District and Worthing Borough approved *Platforms for our Places* as a 3 year programme of activity. Rather than rehearse in detail the thinking at that time the background papers to this report include a link to the approach approved in December 2016.
- 1.2 At the end of June 2018 we reached the half-way point in the programme. Both Councils have been clear that whilst a focussed medium term programme of activity was desirable, setting it in stone was less so. At the Joint Strategic Committee in January 2018 it was agreed to consider the full suite of commitments and look at how they needed to be amended, refreshed or added to in order to continue to build the Platforms desired over the next 18 months. The intent behind this was that as Councils we should remain adaptive to the requirements of the communities we serve and quick to grasp new opportunities that present themselves.
- 1.3 As the sister paper on this agenda points out, at the 18 month point good progress has been made and both the platforms approach and the concept of using a focussed set of commitments are proving valuable.
- 1.4 There are at present around 140 commitments (and the number will not change dramatically post refresh) but all of the existing commitments have been the subject of analysis. Whilst there are some suggested new additions, some changes to existing commitments and some nuancing or recognition of changes of circumstance, broadly this paper proposes a refreshed set of commitments that build on what has gone before.

Summary of Discussion

Before the Committee was a report by the Chief Executive, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 6.

The Committee were reminded that in late 2016 Joint Strategic Committee and the Councils of both Adur District and Worthing Borough approved Platforms for our Places as a 3 year programme of activity. Rather than rehearse in detail the thinking at that time, the background papers to the report included a link to the approach approved in December 2016.

At the end of June 2018, Adur and Worthing Councils reached the half-way point in the programme. Both Councils had been clear that whilst a focussed medium term programme of activity was desirable, setting it in stone was less so.

At the Joint Strategic Committee in January 2018 it was agreed to consider the full suite of commitments and look at how they needed to be amended, refreshed or added to in order to continue to build the Platforms desired over the next 18 months. The intent behind this was that as Councils we should remain adaptive to the requirements of the communities we serve and quick to grasp new opportunities that presented themselves.

At the 18 month point, good progress had been made and both the platforms approach and the concept of using a focussed set of commitments were proving valuable.

There were at present around 140 commitments (and the number would not change dramatically post refresh) but all of the existing commitments had been the subject of analysis. Whilst there were some suggested new additions, some changes to existing commitments and some nuancing or recognition of changes of circumstance, broadly this paper proposed a refreshed set of commitments that built on what had gone before.

Resolution from Committee

The Joint Strategic Committee:-

1. considered and approved the proposed refreshed set of commitments for Platforms for our Places to guide the Councils work from July 2018 through to December 2019;
2. recommended to both Councils the acceptance of the proposed refreshed commitments for their approval and incorporation;
3. recommended to Joint Overview and Scrutiny Committee that it consider the report (together with the sister report on the agenda on the 6 month progress update) at a meeting in Autumn 2018.

(Link to the report on the Council's website:
<https://www.adur-worthing.gov.uk/media/media,149796,en.pdf>)

Extract from Joint Strategic Committee - 10 July 2018

- (ii) Financial Performance in 2017/18
- (B) Capital and Projects Outturn

Purpose

The report outlined the financial monitoring position for the end of the 2017/18 financial year for capital schemes included in the capital programmes of the Joint Strategic Committee, Adur District Council and Worthing Borough Council.

Information was also provided in respect of capital receipts for the 2 constituent authorities.

The following appendices had been attached to the report:

- Appendix 1: Adur District Council Major Variations Summary
- Appendix 2: Worthing Borough Council Major Variations Summary
- Appendix 3: Adur District Council Sale Proceeds
- Appendix 4: Worthing Borough Council Sale Proceeds

Summary of Discussion

Before the Committee was a report by the Director for Digital & Resources, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 7(A).

The report outlined the financial monitoring position for the end of the 2017/18 financial year for capital schemes included in the capital programmes of the Joint Strategic Committee, Adur District Council and Worthing Borough Council. Information was also provided in respect of capital receipts for the 2 constituent authorities.

The Leader of Adur District Council requested that the Shoreham Air Monitoring Equipment be repaired as a matter of urgency, as outlined on paragraph 5.5 of the report.

A Member questioned whether the additional costs incurred on the Enhancements to Lower Beach Road (Riverside) Car Park could be recouped from West Sussex County Council. Officers agreed to investigate whether the additional costs could be recouped.

The Committee acknowledged the huge amount of work being undertaken and suggested that this be highlighted as often as possible.

Resolution from Committee

The Joint Strategic Committee

- i) noted the outturn position for 2017/18;
- ii) recommended that Adur District Council at its Council meeting on 19 July 2018:
 - a. Note the overall capital final outturn for 2017/18;
 - b. Agree the net carry over of General Fund Capital underspends for Adur District Council as detailed in paragraph 5.3;
 - c. Approve the financing of the Adur District Council 2017/18 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.1 and 5.2;
 - d. Approve the amendment and addition of new schemes funded from underspend as summarised in paragraph 5.6.
- iii) recommended that Worthing Borough Council at its Council meeting on 17 July 2018:
 - a. Note the overall capital final outturn for 2017/18;
 - b. Agree the net carry over of General Fund Capital underspends for Worthing Borough Council as detailed in paragraph 5.7;
 - c. Approve the financing of the Worthing Borough Council 2017/18 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.9 and 5.10;
 - d. Approve the amendment and addition of new schemes funded from underspend as summarised in paragraph 5.11.

(Link to the report on the Council's website:
https://www.adur-worthing.gov.uk/media/media_149798.en.pdf)

Extract from Joint Strategic Committee - 10 July 2018

(ii) Financial Performance in 2017/18
(B) Revenue

Purpose

This report outlines the revenue financial monitoring position for the end of the 2017/18 financial year for Joint Strategic Committee, Adur District and Worthing Borough Councils. At the time of publication of this report, the Statements of Accounts are in the process of being audited. Any adjustments that emerge as the audit proceeds will be reported to members later in the year.

The outturn positions are underspends of £495,023 in Adur District Council, and £812,788 in Worthing Borough Council. After allowance for proposed carry forward of budgets in 2018/19, this represents a 4% underspend against budget for both Councils.

The outturn figures include revenue savings that have been factored into the 2018/19 budget that have crystallised in 2017/18, earlier than projected. These include ICT maintenance costs, pension contributions and the capitalisation of staff costs. Also there are proposed carry forward requests, detailed in section 6.1, that will need to be met from these underspends which relate to committed spend that is to now planned for 2018/19; Adur District Council £88,680 and Worthing Borough Council £231,330 (including the Joint Services proposals).

In addition there are some variances that relate specifically to 2017/18, some of which occurred in the last quarter of the year. In Adur District Council these include planning application fees and market income. Worthing Borough Council received additional income from commercial properties and theatres had a successful fourth quarter. There was also an improvement on some of the underachievements previously forecast; such as homelessness, bereavement services and Parks and Open Spaces.

This is an improved outcome to what was projected in the quarter 3 monitoring report when underspends of £14,000 and £46,100 were being forecast in Adur and Worthing respectively. The areas that have contributed to the net movement are highlighted in the report and appendix 5(a) and in addition to the above include; External borrowing costs,

investment income, Minimum Revenue Provision, and income from Environmental Services, Building Control, and property investments.

The following appendices have been attached to this report:

- Appendix 1 (a) Joint Summary of 2017/18 Outturn
- Appendix 2 (a) Adur District Council – Summary of 2017/18 Outturn
- (b) Adur District Council - Use of Earmarked Reserves
- Appendix 3 (a) Worthing Borough Council – Summary of 2017/18 Outturn
- (b) Worthing Borough Council - Use of Earmarked Reserves
- Appendix 4 HRA Summary
- Appendix 5 (a) Major Variations – Budget to Outturn (over £20,000)
- (b) Major Variations – Quarter 3 to Quarter 4
- (c) HRA Major Variations – Budget to Outturn

Summary of Discussion

Before the Committee was a report by the Director for Digital & Resources, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 7(B).

The report outlined the revenue financial monitoring position for the end of the 2017/18 financial year for Joint Strategic Committee, Adur District and Worthing Borough Councils. At the time of publication of the report, the Statements of Accounts were in the process of being audited. Any adjustments that emerged as the audit proceeded would be reported to members later in the year.

The outturn positions were underspends of £495,023 in Adur District Council, and £812,788 in Worthing Borough Council. After allowance for proposed carry forward of budgets in 2018/19, this represented a 4% underspend against budget for both Councils.

The outturn figures included revenue savings that had been factored into the 2018/19 budget and had crystallised in 2017/18, earlier than projected. These included ICT maintenance costs, pension contributions and the capitalisation of staff costs.

There were proposed carry forward requests, detailed in section 6.1, that would need to be met from underspends, which related to committed spend that was planned for 2018/19; Adur District Council £88,680 and Worthing Borough Council £231,330 (including the Joint Services proposals).

In addition there were some variances that related specifically to 2017/18, some of which occurred in the last quarter of the year. In Adur District Council these included planning application fees and market income. Worthing Borough Council received additional income from commercial properties and theatres had a successful fourth quarter.

The Committee noted that there was an improved outcome to that projected in the quarter 3 monitoring report when underspends of £14,000 and £46,100 had been forecast in Adur and

Worthing respectively. The areas which had contributed to the net movement were highlighted in the report in Appendix 5(a) and included; External borrowing costs, investment income, Minimum Revenue Provision, and income from Environmental Services, Building Control and Property Investments.

Resolution from Committee

That the Joint Strategic Committee recommended that Adur District Council, at its meeting on 19 July 2018 and Worthing Borough Council at its meeting on 17 July 2018:-

- a. noted the overall final outturn for 2017/18.
- b. agreed to the net carry over of an approval to use reserves where the original approval for 2017/18 was not utilised in-year as set out in paragraph 6.2 (General Fund) totalling:
 - i. Worthing Borough Council £10,000
- c. approved the net appropriations to General Fund Reserves in the year as detailed in paragraph 6.3 totalling:
 - i. Adur District Council £655,819
 - ii. Worthing Borough Council £1,315,127
- d. agreed the net carry over of revenue budget to 2018/19 funded from reserves as detailed in paragraph 6.1:
 - i. Adur District Council £88,680
 - ii. Worthing Borough Council £231,330
- e. approved the establishment of a new Business Rates Smoothing Reserve for Adur District Council and Worthing Borough Council as detailed in paragraph 4.12; to earmark funds to address the timing difference between the Business Rates income received in the General Fund in year (net of reliefs), and the grant income paid from Central Government to reimburse lost revenue as a consequence of Government policy decisions on reliefs.

(Link to the report on the Council's website:
<https://www.adur-worthing.gov.uk/media/media.149798.en.pdf>)

Extract from Joint Strategic Committee - 10 July 2018

Achieving Financial Sustainability - Budget Strategy for 2019/20 and beyond

Purpose

- 1.1. Over the last three years, our councils have been successfully delivering a budget strategy to address the rapid change in local government financing, preparing for the removal of central government funding in 2020.
- 1.2. This strategic effort has involved the development of new and critical capabilities in the organisation, including strategic property investment, nationally recognised digital service design, and high quality, successful commercial services.
- 1.3. It has also required careful financial management, including managed and prudent increases in council tax, and a clear focus on driving efficiency and productivity.
- 1.4. Funding received from Government grant has been significantly reduced over the last 7 years, from 2019/20 onwards the councils will no longer receive any support via Revenue Support Grant. Looking ahead to 2020/21, the level of funding from central government is likely to further reduce.
- 1.5. Adur and Worthing Councils have responded to the challenge of falling government grant by promoting economic regeneration, investing in property, growing our commercial offer, and through business efficiency from the customer and digitisation transformation programmes. Despite the inevitable challenges brought by reducing resources, the Councils have continued to maintain good core services across the board and have a clear focus on customer service excellence.
- 1.6. This report aims to set out the Councils will continue to address the changing financial climate over the next 10 years, outlining the revenue forecast and setting out our strategic response, creating the conditions to be self-financing by 2020/21. With the detailed budget proposals for 2019/20 coming forward to Joint Strategic Committee in December, this reports sets out the broader context for the detailed work that will be undertaken over the intervening months.
- 1.7. As set out in the following pages, the Councils will be increasingly reliant on council tax income, business rate income, and our own income generating services. Our Councils have a good track record in innovation, working creatively in partnership, transforming our digital capabilities and putting the customer at the heart of our services, so that we

have capacity to do far more than just 'survive'.

1.8. Our strategy, 'Platforms for our Places' was approved by the Councils in February 2017 is sets out how we can play an even greater role in helping to shape the future of our places. The refresh of this strategy is elsewhere on this agenda. The 5 'Platforms' that provide the direction for all our work over the next 2 years are:

- Our Financial Economies
- Our Social Economies
- Stewarding our Natural Resources
- Services and Solutions for our places
- Leadership of our Places

1.9 Over the summer and autumn, the Operational Leaders Group (Heads of Service) will be working with the Councils Leadership Team to produce new service plans designed to deliver a balanced budget over the next 3 years. The outcome of the service planning will be presented to Joint Strategic Committee for approval in December 2018 as part of the development of the 2019/20 budget.

Summary of Discussion

Before the Committee was a report by the Director for Digital & Resources, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 8.

The report established how the Councils would address the changing financial climate over the next 10 years, outlining the revenue forecast and setting out the Councils strategic response, creating the conditions to be self-financing by 2020/21. With the detailed budget proposals for 2019/20 coming forward to Joint Strategic Committee in December, the report sets out the broader context for the detailed work that would be undertaken over the intervening months.

The Committee noted that Adur and Worthing Councils would be increasingly reliant on council tax income, business rate income, and their own income generating services. The Councils had a good track record in innovation, working creatively in partnership, transforming digital capabilities and putting the customer at the heart of services, in order to do far more than just survive.

Over the summer and autumn 2018, the Operational Leaders Group (Heads of Service) would be working with the Councils Leadership Team to produce new service plans designed to deliver a balanced budget over the next 3 years. The outcome of the service planning would be presented to Joint Strategic Committee for approval in December 2018 as part of the development of the 2019/20 budget.

Members acknowledged the challenges that lay ahead and the need for Adur and worthing Councils to become self sufficient.

Resolution from Committee

That the Joint Strategic Committee:-

- a. noted the report and the outline 5-year forecasts in Appendix 2;
- b. approved the proposed budget process as set out in section 6 of the report;
- c. recommended that Adur and Worthing Councils approve the Budget Strategy for 2019/20, outlined in Section 10 of the report.

(Link to the report on the Council's website:
https://www.adur-worthing.gov.uk/media/media_149799.en.pdf)

Extract from Joint Strategic Committee - 10 July 2018

Investing for the future - our Capital Strategy 2019/20

Purpose

- 1.1 This report seeks the approval of the Council's Capital Strategy for 2019/22. The Strategy outlines the Council's approach to capital investment and how the Council ensures that capital investment is directed to the Council's Priorities. It also sets out the basis for prioritisation of capital bids included in the 3 Year Capital Investment Programme and the monitoring of the programme.

Summary of Discussion

Before the Committee was a report by the Director for Digital & Resources, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 9.

The report sought the approval of the Council's Capital Strategy for 2019/22. The Strategy outlined the Council's approach to capital investment and how the Council ensured that capital investment was directed to the Council's Priorities. It also set out the basis for prioritisation of capital bids included in the 3 Year Capital Investment Programme and the monitoring of the programme.

Resolution from Committee

That the Joint Strategic Committee recommended to Adur and Worthing Councils that the Capital Strategy 2019/22 be approved.

(Link to the report on the Council's website:
<https://www.adur-worthing.gov.uk/media/media.149800.en.pdf>)

Extract from Joint Strategic Committee - 10 July 2018

Commercial Property Investment Strategy

Purpose

- 1.1 The purpose of this report is to set out a robust commercial property investment strategy, with the specific objective of supporting the Councils' strategic income generation objective, building upon previous Strategic Property Investment Fund (SIF) reports.
- 1.2 The Strategy will provide a basis for the expansion and management of each Council's portfolio, detailing: -
 - Robust parameters to guide and support the development of risk managed, financially resilient, income generating commercial property portfolios.
 - Governance criteria to facilitate diligent analysis and transparency, supporting an informed decision making process.

Summary of Discussion

Before the Committee was a report by the Director for the Economy, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 10.

The purpose of the report was to set out a robust commercial property investment strategy, with the specific objective of supporting the Councils' strategic income generation objective, building upon previous Strategic Property Investment Fund (SIF) reports.

The Strategy would provide a basis for the expansion and management of each Council's portfolio, detailing: -

- Robust parameters to guide and support the development of risk managed, financially resilient, income generating commercial property portfolios;
- Governance criteria to facilitate diligent analysis and transparency, supporting an informed decision making process.

A Member sought assurance that the Councils would be seeking the right kinds of investments and tenants. Officers advised that investment decisions were taken in

consultation with the relevant Leader, Executive Member for Resources and the Chief Financial Officer and that due diligence would be applied.

Resolution from Committee

That the Joint Strategic Committee:-

- i) recommended that Adur District Council and Worthing Borough Council adopt the Property Investment Strategy;
- ii) agreed the suggested delivery and governance model.

(Link to the report on the Council's website:
<https://www.adur-worthing.gov.uk/media/media.149801.en.pdf>)

Extract from Joint Strategic Committee - 10 July 2018

Delivery of new homes through the Adur District council Housing Revenue Account

Purpose

1.1. This report provides Members with an update on the progress on three specific sites which will deliver new Council housing in Adur:

- Albion Street,
- Cecil Norris House and
- 101, North Road Lancing

The report also outlines the 'Hidden Homes' project and makes a request to release funding for further feasibility work.

1.2 The report requests that members of the joint strategic committee recommend to Council the release of the appropriate budgets for the delivery of this important development work to take these schemes forward and set the scene for a future programme of Council house development within Adur.

Summary of Discussion

Before the Committee was a report by the Director for Communities, copies of which had been circulated to all Members and a copy of which is attached to the signed copy of these Minutes as Item 13.

The report provided Members with an update on the progress on three specific sites which would deliver new Council housing in Adur:

- Albion Street,
- Cecil Norris House and
- 101, North Road Lancing

The report also outlined the 'Hidden Homes' project and requested the release of funding for further feasibility work.

The report requested that members of the Joint Strategic Committee recommend to Council the release of appropriate budgets for the delivery of this important development work in

order to take the schemes forward and set the scene for a future programme of Council house development within Adur.

Members were advised that the figures on page 317 (para 4.4.6 Budget for feasibility work) of the report were incorrect. The correct figures were:-

- Set aside Right to Buy receipts - £82,000
- Use of new development reserve - £48,000
- Borrowing - £145,000
- Initial scheme estimate - £275,000

A Member noted that there was a £500k contingency provision set aside for the Albion Street development and asked how the Council would ensure that the scheme remained cost neutral. Officers advised that the nature of the scheme had changed over time. The Council was undertaking due diligence work on the value of the land that the developer would end up with to ensure that the amount of money received was commensurate with the amount of land being transferred. Members were advised that there had been inflationary pressures within the building industry over the last 2 years and therefore it was necessary to ensure there was sufficient budget in place for the scheme to progress.

The Committee welcomed the proposals to build the first social housing in Adur for a considerable period of time.

Resolution from Committee

That the Joint Strategic Committee:-

- i) agreed to release a budget of £2.1m for the development of 14 homes at Albion Street funded by capital receipts;
- ii) recommended that Adur District Council approve a budget of £3.3m (including fees) for the redevelopment of Cecil Norris House;
- iii) approved the release of a budget of £160,000 to fund the conversion of the ground floor of 101 North Road Lancing;
- iv) approved the release of £275,000 to undertake feasibility studies to take forward the development of new homes as part of the 'Hidden Homes' Project.

(Link to the report on the Council's website:
https://www.adur-worthing.gov.uk/media/media_149805.en.pdf)