

**Minutes of a Meeting of the Joint Strategic Committee of  
Adur District and Worthing Borough Councils**

**Gordon Room, Town Hall, Worthing**

**Tuesday 4 June 2019**

Councillor Daniel Humphreys (Chairman)

**Adur District Council:**

Councillor Neil Parkin  
\*Councillor Angus Dunn  
Councillor Brian Boggis  
\*Councillor Emma Evans  
Councillor Carson Albury  
\*Councillor David Simmons

**Worthing Borough Council:**

Councillor Kevin Jenkins  
Councillor Edward Crouch  
Councillor Heather Mercer  
Councillor Elizabeth Sparkes  
Councillor Val Turner

\*Absent

**Other Members Present**

Worthing Borough Council:- Councillor Rebecca Cooper, Charles James and Helen Silman

**JSC/001/19-20      Declarations of Interest**

There were no declarations of interest.

**JSC/002/19-20      Minutes**

**Resolved** that the minutes from the Joint Strategic Committee meeting held on 2 April 2019, be approved as an accurate record and signed by the Chairman.

**JSC/003/19-20      Public Question Time**

There were no questions received from the public.

**JSC/004/19-20      Items Raised Under Urgency Provisions**

There were no items raised under urgency provisions.

**JSC/005/19-20      Delivering New Homes for our Communities - Fulbeck Avenue**

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 5.

The report outlined a proposal to work in partnership on an innovative approach to delivering upto 162 new homes at Fulbeck Avenue, Worthing, in conjunction with BoKlok UK, through the granting of a license to build on the Council's land.

As part of the deal Worthing Borough Council would receive an option on 30%, at cost, of the completed new homes in lieu of a capital receipt for the license to build on the land.

The report recommended that Worthing Borough Council agree to work in collaboration with Boklok to develop a wider programme to deliver 500 new homes for Worthing residents.

The Committee noted the following amendments to the recommendations:-

- 2.1 (a) to be amended to read 'Delegate to the Director for the Economy in consultation with the Leader of Worthing Borough Council and Executive Member for Regeneration, the authority to enter into a Collaboration Agreement, in accordance with the principles set out in the Heads of Terms set out in Appendix 2 for the purpose of securing the development of the Fulbeck Avenue site;
- 2.1 (b) to be amended to read 'agree to delegate authority to the Director for the Economy, in consultation with the Executive Member for Resources, to dispose of land known as Fulbeck Avenue by way of a building lease at a value to be agreed, subject to an independent valuation and in accordance with the Council's statutory best value obligations;
- 2.1 (c) to be amended to read 'appoint the Director for the Economy and Head of Major Projects & Investment to sit on a jointly established Steering Group with Senior Officers of BoKlok and to act as the Council's representatives, and to have the authority to exercise all relevant Executive functions, (subject to paragraph 2.1 (d) below) relevant to the development of the site, on behalf of Worthing Borough Council, subject to them acting within approved budgetary limits and legal, constitutional and governance arrangements

During consideration of the item, the Committee sought clarification on a number of points, including:-

- the level of control over maintenance fees being charged for apartments;
- the scope for ongoing political oversight;
- responsibility to obtain best value when disposing of land;
- Boklok's experience of delivering major house-building projects;
- the life expectancy of modular build properties;
- the split between social and affordable housing to be delivered;
- associated time restrictions to be imposed before the resale of properties.

The Committee welcomed the report, acknowledging that the proposals would deliver additional housing for Worthing through the innovative use of Council assets.

**Decision:**

## The Joint Strategic Committee

- a. delegated authority to the Director for the Economy in consultation with the Leader of Worthing Borough Council and Executive Member for Regeneration, to enter into a Collaboration Agreement, in accordance with the principles set out in the Heads of Terms in Appendix 2, for the purpose of securing the development of the Fulbeck Avenue site;
- b. delegated authority to the Director for the Economy in consultation with the Executive Member for Resources to dispose of land known as Fulbeck Avenue by way of a building lease at a value to be agreed, subject to an independent valuation and in accordance with the Council's statutory best value obligations;
- c. appointed the Director for the Economy and Head of Major Projects & Investment to sit on a jointly established Steering Group with Senior Officers of BoKlok and to act as the Council's representatives, and to have the authority to exercise all relevant Executive functions, (subject to paragraph 2.1(d) below) relevant to the development of the site, on behalf of Worthing Borough Council, subject to them acting within approved budgetary limits and legal, constitutional and governance arrangements;
- d. agreed that a report be brought back to the Joint Strategic Committee by December 2019 in order to provide an update as to progress and developments on the Fulbeck Avenue site;
- e. agreed to receive a report back in due course with any proposals in respect of other sites being incorporated into the Collaboration Agreement.

**Call In:**

The call-in deadline for this decision will be 5.00pm on 14 June 2019.

The meeting was declared closed by the Chairman at 7.10pm, having commenced at 6.30pm.

**Chairman**