



WORTHING BOROUGH  
COUNCIL

**19 December 2017**



**Council Meeting  
19 December 2017**

Council Chamber  
Town Hall, Chapel Road,  
Worthing

**6.30pm**

**Agenda**

**8 December 2017**

**ALL MEMBERS OF THE COUNCIL are hereby summoned to attend for the following business:**

**Part A**

- 1. Apologies for absence**
- 2. Declarations of Interest**

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

- 3. Questions from the public**

To receive any questions from members of the public addressed to Member of the Executive in accordance with Council Procedure Rule 11. There is up to 5 minutes for each question, one supplementary question may be asked arising from the original question.

Questions must relate to any matter the Council has power or which affects the Borough, except no questions may be asked in relation to

- a) A specific planning or licensing application
- b) A specific staffing appointment or appeal, or Standards determination

Public question time will last up to 30 minutes; questions will be taken in the order of receipt. The deadline for submission of questions is **Friday 15 December 2017 at 12 noon**. Questions to be submitted to [democratic.services@adur-worthing.gov.uk](mailto:democratic.services@adur-worthing.gov.uk)

#### 4. Confirmation of Minutes

To approve the minutes of the Council Meeting held on Tuesday 31 October 2017, copies of which have been previously circulated. A copy is available to view at <http://www.adur-worthing.gov.uk/meetings-and-decisions/committees/worthing/council/>

#### 5. Announcements by the Mayor, Leader of the Council, Executive Members and / or Head of Paid Service

#### 6. Items raised under urgency provisions

To consider any items the Mayor has agreed are urgent.

#### 7. Recommendations from the Executive and Committees to Council

To consider recommendations to the Council, details of which are set out in the attached items as 7A to 7D(vi).

Full reports are available on the website as listed below:

	<b>Executive/Committee</b>	<b>Date</b>	<b>Item</b>
A	Joint Strategic	7 November 2017	Temporary Accommodation Placement and Procurement Policy  <a href="https://www.adur-worthing.gov.uk/media/media.146655.en.pdf">https://www.adur-worthing.gov.uk/media/media.146655.en.pdf</a>
B	Joint Governance	28 November 2017	Honouring Links - Richebourg L'Avoue  <a href="https://www.adur-worthing.gov.uk/media/media.146889.en.pdf">https://www.adur-worthing.gov.uk/media/media.146889.en.pdf</a>
C	Joint Overview and Scrutiny	30 November 2017	Work Programme update  <a href="https://www.adur-worthing.gov.uk/media/media.146942.en.pdf">https://www.adur-worthing.gov.uk/media/media.146942.en.pdf</a>
D	Joint Strategic	5 December 2017	i) Treasury Management 2017-18  <a href="https://www.adur-worthing.gov.uk/media/media.146982.en.pdf">https://www.adur-worthing.gov.uk/media/media.146982.en.pdf</a>

- 5 December 2017      ii) Sustainable Councils: 5 Year Forecast 2018/19 – 2022/23 and Savings Proposals
- <https://www.adur-worthing.gov.uk/media/media.146983.en.pdf>
- 5 December 2017      iii) Investing in Service Delivery: Capital Investment Programme 2018/19 – 2020/21
- <https://www.adur-worthing.gov.uk/media/media.146984.en.pdf>
- 5 December 2017      iv) Report to determine the local schemes for Business Rates Discretionary Relief
- <https://www.adur-worthing.gov.uk/media/media.146985.en.pdf>
- 5 December 2017      v) Council Tax Support Schemes for 2018/19
- <https://www.adur-worthing.gov.uk/media/media.146986.en.pdf>
- 5 December 2017      vi) Delivering our Housing Strategy - the draft Adur and Worthing Community Homelessness Strategy
- <https://www.adur-worthing.gov.uk/media/media.146988.en.pdf>

## **8. Report of the Leader on Decisions taken by the Executive**

To receive a report from the Leader as item 8. The report contains decisions taken by the Executive, Executive Members and/or the Joint Strategic Committee since the last Council meeting. There will be up to 15 minutes for Executive Members to make any statements on the report.

There will be up to 15 minutes for Executive Members to respond to questions on the report; these questions will not be the same as any to be asked under Item 9.

(**Note:** Papers relating to items under 7 and 8 have been previously circulated. If any Member requires further copies please contact Democratic Services or visit the Council's website [www.adur-worthing.gov.uk/.](http://www.adur-worthing.gov.uk/))

## **9. Members Questions under Council Procedure Rule 12**

Members question time will last up to 30 minutes, with questions being taken in the order of receipt and in rotation from each political group on the Council. The deadline for submission of questions is **Friday 15 December at 12 noon**. Questions to be submitted to [democratic.services@adur-worthing.gov.uk](mailto:democratic.services@adur-worthing.gov.uk)

Questions received will be circulated at the meeting.

Questions can be asked of the following:

- a) The Mayor
- b) A Member of the Executive
- c) The Chairman of any Committee
- d) The Council's representative on any outside body

Questions cannot be asked in relation to the following:

- a) A specific planning or licensing application
- b) A specific staffing appointment, appeal or Standards determination

## **10. Motions on Notice**

### **(a) Housing Credits**

To consider a Motion on Notice submitted by the Proper Officer on behalf of Councillors Cooper and Yallop, detailed at item 10(a).

### **(b) Ethical Landlord Scheme**

To consider a Motion on Notice submitted by the Proper Officer on behalf of Councillors Thorpe and Doyle, detailed at item 10(b).

## **Part B - Not for Publication – Exempt Information Reports**

None.



Director for Communities

## Recording of this meeting

The Council will be voice recording this meeting, including public question time. The recording will be available on the Council's website as soon as practicable after the meeting. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:

Julia Smith  
Democratic Services Manager  
01903 22 1150  
[Julia.smith@adur-worthing.gov.uk](mailto:Julia.smith@adur-worthing.gov.uk)

For Legal Services enquiries relating to this meeting please contact:

Susan Sale  
Solicitor to the Councils  
01903 22 1119  
[susan.sale@adur-worthing.gov.uk](mailto:susan.sale@adur-worthing.gov.uk)







**Extract from Joint Strategic Committee - 7 November 2017**

**JSC/061/17-18      Temporary Accommodation Placement and Procurement Policy**

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 7.

The report outlined the strategic and operational commitments, as set out in the Housing Strategy and Platforms for our Places, and provided information to support the adoption of a Temporary Accommodation Placement and Procurement Policy. By developing this policy, the Councils sought to address two related issues:

- i) ensuring that both customers and communities were aware of the criteria that would be used for the allocation of temporary accommodation placements, and
- ii) the plans for securing temporary accommodation to meet this need.

The Committee was presented with a draft Temporary Accommodation Placement and Procurement Policy and requested to agree to refer the Policy to Adur District and Worthing Borough Councils for adoption with immediate effect, subject to the outcome of a consultation process.

**Decision,**

The Joint Strategic Committee:-

- I. approved the draft Temporary Accommodation Placement and Procurement Policy;
- II. noted that the Head of Housing would be undertaking consultation with stakeholders and partners on the draft Policy for a period of 6 weeks;
- III. delegated authority to the Head of Housing, in consultation with the Executive Members for Customer Services, to make minor and/or consequential changes to the draft policy arising from the outcome of the consultation process, in order to finalise the Policy;
- IV. recommended to both Adur District Council and Worthing Borough Council the adoption of the Temporary Accommodation Placement and Procurement Policy, subject to the outcome of the consultation process.**



**Extract from Joint Governance Committee - 28 November 2017**

**JGC/040/17-18 Honouring links with Richebourg L'Avoue**

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

The Committee was asked to consider the options for formal recognition of the links between the Borough Council and Richebourg L'Avoue and make a recommendation to the Council meeting on 19 December 2017.

Worthing Council accepted a Motion on Notice from the Mayor, on 31 October 2017, requesting that Officers bring a report to the Joint Governance Committee to consider the available options of strengthening ongoing relationship between citizens of the Borough of Worthing and the Town of Richebourg.

The Committee were asked to recommend that the Council of the Borough of Worthing grant Freedom of the Borough to the office of Mayor of Richebourg.

**Resolved,**

That the Joint Governance Committee:-

- considered and noted the proposals set out in the report; and
- **recommended to Worthing Council meeting, on 19 December 2017, that in accordance with the provisions of Section 249 of the Local Government Act 1972, as amended, the Council of the Borough of Worthing do grant Freedom of the Borough to the office of Mayor of Richebourg;**
- **recommended that Council note that an Extraordinary Council meeting will be required to formally confirm the Freedom of the Borough, with this likely to be after the February or April Council meetings.**



**Extract from Joint Overview and Scrutiny Committee - 30 November 2017**

**JOSC/17-18/39 JOSC Work Programme 2017/18**

Before the Committee was a report by the Director for Digital and Resources, a copy of which was sent to all members, a copy of which was attached to the signed copy of these minutes as item 11. The report updated the Committee on the work contained in the 2017/18 Work Programme.

Members discussed the Work Programme and Members involvement in working groups and meetings.

**Recommendation: That the meetings of Adur District Council and Worthing Borough Council in December 2017 note the changes made to the Work Programme since it was agreed by both Councils in April 2017.**



**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/068/17-18 Mid-year Review of Treasury Management 2017-18, Adur District Council and Worthing Borough Council**

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 5.

The report asked Members to note the Treasury Management mid-year performance for Adur and Worthing Councils at the 30 September 2017, as required by regulations issued under the Local Government Act 2003.

**Decision,**

That the Joint Strategic Committee noted the report and **recommended that Adur and Worthing Councils approve increases in the Prudential Indicator limits for the Operational Boundaries and the Authorised Limits for borrowing, due to the approved strategies for additional expenditure on the purchase of strategic property.**



**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/069/17-18      Sustainable Councils: 5 Year Forecast 2018/19 – 2022/23  
and Savings Proposals**

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 6.

The report provided an overview of the continuing success of our Sustainable Councils Financial Strategy, along with the detailed proposals for 2018/19 to deliver a balanced budget.

The report outlined the medium term financial challenge through to 2022/23, and set out performance in the key strategic areas of commercialisation, digital transformation and strategic property investment.

The Committee was informed that the Sustainable Councils Financial Strategy aimed to ensure that the Councils were fully community funded by 2020. The digital programme had delivered £379k in annual savings, the commercial strategy had added £1.5m income annually to the budget and the Councils prudent strategic property investment approach had added nearly £0.5m of income in the current year.

A forecasting and market analysis exercise was being undertaken, using external experts, to determine the Councils expected income growth over the next 3 to 5 years as well as exploring additional business opportunities.

The Councils financial strategy recognised pressures around rising demand for temporary accommodation, reducing grant income and the impact on income by the major developments coming forward.

Members noted that it had been necessary to find additional savings in 2018/19 which were set out in Appendix 3. This included significant efficiencies which had been driven by the merger of environment and waste management teams as well as a large saving identified as a result of the Councils strategy to move to the cloud.

A Member proposed reducing the savings identified from the Adur Grants fund to £40k as it had never been more important to support the work of the voluntary sector. The proposal was seconded.



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**Decision:**

The Joint Strategic Committee

- i) noted the current 5 year forecast;
- ii) noted the committed growth items as set out in appendix 2;
- iii) approved the proposed savings set out in appendix 3 as amended (Adur Grants savings to reduce to £40k);
- iv) **recommended to Council to use the following capital receipts to fund redundancy costs associated with the savings proposals outlined in appendix 3:**
  - Adur: £14,000
  - **Worthing: £300,000**
- v) delegated to the Executive Members for Resources to release the funding when any redundancy proposals which generate savings to the revenue budget were approved.

**Call In:**

The call-in deadline for decisions will be 5.00pm on 15 December 2017.

There is no call-in for recommendations to Council.



**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/070/17-18 Investing in Service Delivery: Capital Investment Programme 2018/19 to 2020/21**

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.

The report recommended the schemes for inclusion in the overall Capital Investment Programme for the three years 2018/19 - 2020/2021 for Adur District Council, Worthing Borough Council and the Joint Strategic Committee. The report informed Members of the resources available for future capital investment, and updated Members about the financing of the proposed three-year programmes.

A Member welcomed initiatives to increase the supply of affordable housing and sought clarification around the numbers of new affordable homes to be delivered. The target for bringing empty properties back into use was also challenged. It was noted that the Councils were awaiting an announcement from the DCLG in relation to affordable housing and that the target set for empty properties being brought back into use was achievable but the Councils would be hoping to deliver an increased number.

The Committee acknowledged that Officers had linked capital schemes to equality issues in the report including; Affordable Housing Schemes, Disabled Facilities Grants, Home Repair Assistance Grants and the replacement of play area and outdoor fitness equipment, designed to be more accessible and inclusive.

**Decision,**

The Joint Strategic Committee:-

- (a) considered the three General Fund Capital Investment Programmes for the three-year period 2018/19 to 2020/21 and confirmed the schemes to be included for 2018/19 and 2019/20 as detailed in Appendix 2, 3 and 4;
- (b) noted the approved Adur Housing Renovation Programme for 2018/19 as detailed at Appendix 5;
- (c) agreed the amendments and additions to the reserve lists as detailed in Appendices 6 and 7; and



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- (d) **recommended the full programmes for approval by the respective Councils on the 14 December 2017 (Adur) and 19 December 2017 (Worthing) as detailed in Appendices 8 and 9.**

**Call In:**

The call-in deadline for this decision will be 5.00pm on 15 December 2017.

There is no call-in for recommendations to Council.





**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/071/17-18 Business Rates Discretionary Relief**

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 provided the results from the public consultation, outlined in Appendix 6, and asked Members to recommend to the respective Full Councils the criteria that should be applied to enable the local discretionary schemes to be implemented in Adur and Worthing.

Members expressed disappointment at the low number of responses received in response to the consultation and their support for option 4.

**Decision,**

The Joint Strategic Committee

- noted the content of the report;
- **agreed that Option 4 (including pubs) should be recommended to the meetings of the Full Councils on 14 and 19 December 2017 in respect of the rules to be applied to the discretionary award schemes for Adur District Council and Worthing Borough Council respectively for 2017/18; and**
- **agreed that the criteria detailed in paragraphs 5.6 and 5.7 of the report should be recommended to the meetings of the Full Councils on 14 and 19 December 2017 in respect of the rules to be applied to the discretionary award schemes for Adur District Council and Worthing Borough Council respectively for 2018/19, 2019/20 and 2020/21.**

**Call In:**

There is no call-in for recommendations to Council.



**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/072/17-18 Council Tax Support Schemes for 2018/19**

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 outlined the costs of the 2017/18 Council Tax Support schemes and provided an analysis of the responses that were received to the public consultations which were conducted during October 2017 in respect of options for the schemes for 2018/19.

The Committee was asked to recommend to their respective Full Councils the Council Tax Support Schemes in respect of 2018/19.

In light of an earlier public question regarding empty properties, Members sought guidance around levying 100% Council Tax on empty properties. Officers advised that they were awaiting guidance following an announcement in the budget and clarified that it was not possible to claim council tax support in respect of a property that you do not occupy. There was already a 50% premium on unoccupied properties, after 2 years, in both Adur and Worthing.

A Member queried the proportion of the £80k Discretionary Budget that had already been spent. Officers advised that the Council had committed well over £60k and would provide the exact figure in writing after the meeting.

An Adur Member challenged the suggestion that Adur District Councillors did not consider these types of matters carefully or without due regard to those whom decisions might affect or those who have to pay the bill. It was noted that the Adur Council Tax Support Scheme would cost just over £0.5m, if left as is, in 2018/19.

The Committee considered the low number of responses to the consultation whilst acknowledging that it had been publicised via a number of channels. Members questioned whether the consultation could be sent out with council tax bills or conducted through street surveys. Officers advised that the council tax bills were issued in February which was the wrong time of year to send out the questionnaires.

Members suggested that a JOSOC Working Group be established to investigate how to maximise responses to Council consultations. The proposal was seconded.



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**Decision,**

The Joint Strategic Committee:-

- (i) requested that JOSOC establish a Working Group to investigate how to maximise responses to Council consultations;
- (ii) recommend to Adur District Council that
  - 1. the Council Tax Support scheme for Adur District Council in respect of working age customers for 2018/19 should be based upon the scheme for 2017/18 with no restrictions;
  - 2. no other changes should be made beyond necessary technical amendments required to keep the scheme consistent with the national rules in respect of Housing Benefit;
  - 3. A further public consultation should be conducted during the summer of 2018 to inform the decision in respect of the scheme to be implemented in respect of 2019/20.
- (iii) **Recommend to Worthing Borough Council that:**
  - 1. **The Council Tax Support scheme for Worthing Borough Council in respect of working age customers for 2018/19 should be based upon the scheme for 2017/18 with**
    - a. **the £5.00 weekly restriction retained; and**
    - b. **the discretionary budget to support those in severe financial difficulties retained; and**
    - c. **no other changes made beyond necessary technical amendments required to keep the scheme consistent with the national rules in respect of Housing Benefit.**
  - 2. **A further public consultation should be conducted during the summer of 2018 to inform the decision in respect of the scheme to be implemented in respect of 2019/20.**

**Call In:**

There is no call-in for recommendations to Council.



**Extract from Joint Strategic Committee - 5 December 2017**

**JSC/074/17-18 Delivering our Housing Strategy - the draft Adur and Worthing Community Homelessness Strategy**

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 11.

The report highlighted the plans of the Councils and their partners to work collaboratively to tackle an increase in homelessness in Adur and Worthing. The Councils' sought to place customers and communities at the heart of delivering homelessness prevention initiatives, and draw on the expertise within our communities.

Members acknowledged the importance of identifying residents at risk at the earliest opportunity and bringing agencies together to tackle the problem and were requested to recommend the adoption of the Community Homelessness Strategy, to Adur District and Worthing Borough Councils.

The Committee discussed the difficulties around measuring outputs of the strategy identifying a need to focus on measuring the reduction in risk of homelessness rather than measuring a reduction in homelessness itself. It was also noted that there were a number of variables associated with homelessness which were outside of the Councils control.

**Decision,**

**The Joint Strategic Committee recommended the adoption of the Community Homelessness Strategy to both Adur District Council and Worthing Borough Council.**

**Call In:**

There is no call-in for recommendations to Council.



**Report of the Leader on Decisions taken by Executive Members and the Joint Strategic Committee since the last meeting of Council**

**A Decisions Taken by Individual Executive Members**

Listed below is a summary of decisions taken by the individual Executive Members since the despatch of the agenda for the last ordinary Council Meeting. Full details can be found on the Executive Members and Portfolios, Reports and Decisions webpage <http://www.adur-worthing.gov.uk/meetings-and-decisions/committees/worthing/cabinet-member-decisions/>

**Leader**

W/LDR/002/17-18 Representing the Community on other organisations: Worthing Homes Ltd - Board of Directors

**Executive Member for Regeneration**

-

**Executive Member for Digital and Resources**

JAW/005/17-18 Efficiency of Service

**Executive Member for Customer Services**

-

**Executive Member for the Environment**

JAW/006/17-18 Electric Vehicle Infrastructure for Adur & Worthing  
JAW/007/17-18 Worthing Parking Review

**Executive Member for Health and Wellbeing**

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## **B. Decisions taken by the Joint Strategic Committee on 7 November 2017**

*Items related to Adur District Council are not reproduced on this agenda*

Full details can be found: [www.adur-worthing.gov.uk/your-council/](http://www.adur-worthing.gov.uk/your-council/)

The matters not appearing elsewhere on the agenda:

### **JSC/059/17-18 2nd Revenue Budget Monitoring 2017/18 (Q2)**

#### **Decision,**

That the Joint Strategic Committee noted the report and projected outturn position for the Joint, Adur and Worthing Revenue Budgets and proposed use of reserves (Appendix 1b and 2b).

### **JSC/060/17-18 2nd Capital Investment Programme and Projects Monitoring 2017/18**

#### **Decision,**

The Joint Strategic Committee

(a) With respect to the Capital Investment Programme of Adur District Council

(not included here)

(b) With respect to the Capital Investment Programme of Worthing Borough Council.

2.4 noted the reprofiling and likely phasing of the Worthing Borough Council capital schemes as advised in paragraphs 2.2.1 and 2.2.2, and Appendix 4.

2.5 approved the upgrade of the seafront lighting to LEDs to reduce energy costs, funded from a contribution of £25,000 from the Worthing Borough Council Planned Maintenance Budget, and to amend the 2017/18 Capital Investment Programme to include this scheme as detailed in paragraph 2.2.3. i).

2.6 approved a contribution of £12,500 to the Shoreham Air Crash Memorial funded from underspends in the 2017/18 Capital Investment Programme, and to amend the 2017/18 Capital Investment Programme to include this contribution as advised in paragraph 2.2.3.ii).

2.7 noted the proposal to ring-fence £383,860 available underspends in the 2017/18 Capital Investment Programme to fund essential capital works in 2018/19 as advised in paragraphs 2.2.3 iii).

- 2.8 approved the purchase of a cricket roller for the Parks Joint Service funded from the proceeds of the sale of an Arboriculture vehicle and the amendment to the 2017/18 Capital Investment Programme to include this purchase as detailed in paragraph 2.2.3 iv).
- 2.9 noted the reduction in the reported overspend arising from the replacement of service pipework at Worthing Leisure Centre to £33,000 as advised in paragraphs 2.2.3 v).

### **JSC/063/17-18 Grafton Multi-Storey Car Park Redevelopment**

#### **Decision,**

The Joint Strategic Committee:-

- i) agreed the preferred option for the marketing and subsequent disposal of the site to secure its redevelopment;
- ii) approved a budget virement of £94,850 from the Treasury Management (Minimum Revenue Provision) Budget to ensure that the costs of marketing the site and associated legal and agents fees were fully funded;
- iii) approved the release of £819,000 of funds from the Strategic Property Investment Fund for the purchase of any associated property, pending alternative funding being sought from the LEP;
- iv) delegated the decision to purchase any associated property to the Director of Economy in consultation with the Leader of Worthing Borough Council;
- v) delegated the decision to market the site to the Director of Economy in consultation with the Leader of Worthing Borough Council having regard to the outcomes of further detailed development appraisals and the Worthing Town Centre Car Parking study;
- vi) noted that a further report would be submitted to the Joint Strategic Committee following the initial marketing campaign setting out the precise details of any emerging land deal and seeking the formal agreement for the appropriation of the site for planning purposes. Furthermore, at the appropriate time, approval would be sought from Worthing Borough Council to authorise the demolition of the structures on the Site.

## **C. Decisions taken by the Joint Strategic Committee on 5 December 2017**

*Items related to Adur District Council are not reproduced on this agenda*

Full details can be found: [www.adur-worthing.gov.uk/your-council/](http://www.adur-worthing.gov.uk/your-council/)

The matters not appearing elsewhere on the agenda:

### **JSC/073/17-18 Adur and Worthing Economic Strategy 2018-2023**

The Joint Strategic Committee approved the Adur and Worthing Economic Strategy 2018-2023 and endorsed the three transformational solutions recommended in the Action Plan.

### **JSC/075/17-18 Delivering our Housing Strategy - Discretionary Funding for Disabled Facilities Grants (DFGs)**

The Joint Strategic Committee:-

- (i) approved the draft Interim Private Sector Housing Assistance Policy for implementation as part of the wider West Sussex Partnership;
- (ii) delegated authority to the Executive Members for Customer Service to approve amendments to the policy and the eligible schemes, following evaluation of the partnership project and the operation of the Interim Policy.

### **JSC/076/17-18 Delivering High Quality Public Realm in Worthing Town Centre**

The Joint Strategic Committee:-

- approved the development of the initial design options and materials palette identified in the Options Appraisal Study for Worthing Town Centre Public Realm, attached as Exempt Appendix A;
- confirmed the Council's preference for Option 3 designs for Portland Road and South Street (north and south), and that these form the first phase of works; subject to the outcome of further refinement and consultation on preferred options for each of the eight areas identified;
- authorised Officers to continue to work in partnership with West Sussex County Council to progress options to a detailed design stage and support the preparation of a business case, funding and phase plan, for further



consideration and approval at a future meeting of the Joint Strategic Committee.

### **JSC/077/17-18      Delivering a New Vision for Worthing Seafront**

The Joint Strategic Committee approved the Worthing Seafront Investment Plan.

Full details can be found:

[www.adur-worthing.gov.uk/committee/cab-docs-joint-strategic.htm](http://www.adur-worthing.gov.uk/committee/cab-docs-joint-strategic.htm)

### **D. Urgent Decisions taken by the Executive**

Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

The following is reported to Council:

There were no urgent decisions taken by the Executive since the Council meeting held on the 31 October 2017.

Councillor Daniel Humphreys  
Leader of the Council

### **Local Government Act 1972 Background papers**

Reports and Record of decisions of various are available on the Council's web site [www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk) or as indicated in each of the paragraphs above. Some of the reports contain exempt information and not fully published on the websites.





**Motion on Notice from Councillor Rebecca Cooper**

In light of Worthing's increasing problems with affordable housing provision, this motion asks the Council to send the following letter to the Secretary of State for Communities and Local Government:

To the Right Hon Sajid Javid, Secretary of State for Communities and Local Government

Worthing Borough Council is concerned about the impact viability assessments and vacant building credits are having on its ability to deliver its affordable housing strategy. It calls on the Secretary of State to take action on these two issues to ensure that the Council is able to meet its obligations to meet the urgent need for affordable housing in the Worthing area.

Viability has always played a prominent part in the development process and is a crucial part of the dialogue between planners and developers to ensure that both developers and the community get a fair deal out of any proposed development scheme. However, the introduction of a crucial clause in the National Planning Policy Framework in 2012 stating that plans "should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened" **is too broadly defined and unfairly reduces the ability of the Council to secure contributions towards affordable housing** in line with Worthing Borough Council's 2011 Core Strategy .

The problem is exacerbated by the confidential nature of viability assessments which prevent the public and press from scrutinising the figures and coming to an informed view of the validity of substantial reductions in affordable housing contributions being offered by developers. There seems little justification for this excessive confidentiality and it is contrary to the Government's commitment to open Local Government.

Vacant Building Credit, announced by the DCLG in 2014, has added to the problems of securing Section 106 Affordable housing contributions on brownfield redevelopment plans. We understand the desirability of bringing buildings back into use that might otherwise remain undeveloped, but the lack of a clear definition as to when a building can be considered 'vacant', 'unused', 'abandoned' or 'empty' **has created a loophole that is not always consistent with the purpose of the guidance** and left urban Council areas such as Worthing with limited grounds on which to defend its commitment to make provision for affordable housing.

We call on the Secretary of state to consider the implications of these two issues and to provide new guidance for Councils and developers that will address our concerns and enable us to meet our affordable housing requirements for the benefit of our residents and the country as a whole.

Proposed by: Cllr Rebecca Cooper

Seconded by: Cllr Paul Yallop

## **Local Government Act 1972**

Background papers

Email exchange 20 and 21 October and 17 November between the Director for Communities and Councillor Cooper



**Motion on Notice from Councillor Hazel Thorpe**

*'Council to request the Director for Communities to place on the Joint Strategic Committee agenda a feasibility report on an Ethical Landlord Scheme'*

Proposed by: Cllr Hazel Thorpe

Seconded by: Cllr James Doyle

Due to factors beyond its control, the issue of homelessness, lack of affordable housing in general and consequently the increased need for temporary accommodation exists.

- The purpose of this motion is to enhance and extend the provision already in place in Worthing and Adur for the benefit of the public through using the good practice and ideas around the country highlighted in the \*background paper
- It is well documented that homelessness and eviction has an associated stigma with possible criminalisation of tenants, a drop in educational standards and mental health implications. Therefore minimising this problem can only benefit members of the public and also the Councils in terms of reputation and financial sustainability.
- The introduction of Universal Credit is highly likely to exacerbate the amount of residents requiring housing assistance – so, as a Council, we need to find ways of minimising the impact and symptoms of the issues as well as financing a temporary cure.

**Local Government Act 1972**

Background papers

Decent Private Sector Homes - Ethical Landlord Scheme - Reducing Homelessness in Worthing and Adur District.