

Minutes of a meeting of the
Joint Strategic Sub-Committee (Worthing)
6 March 2023
at 7.00 pm

Councillor Dr Beccy Cooper (Chair)
Councillor Carl Walker (Vice-Chair)

Councillor Rita Garner
Councillor Martin McCabe
Councillor Helen Silman
Councillor Emma Taylor

Councillor John Turley
Councillor Vicki Wells
Councillor Rosey Whorlow

Officers:

JSS-C(W)/61/22-23 Declarations of Interest

There were no declarations of interest

JSS-C(W)/62/22-23 Minutes

Resolved: that the minutes from the Worthing Joint Strategic Sub-Committee meeting held on 01 February 2023, be approved as an accurate record and signed by the Chairman.

JSS-C(W)/63/22-23 Public Question Time

A Member of the Public asked a question around the National Government Cost of Living Payments and whether the Council would be considering any promotion or campaign around the issue. Members responded that any funding on this area was welcome and would be working with officers on how this would be rolled out. Members further mentioned the Cost of Living Roadmap and how that supported the Council in how to get money to those people who needed as soon as possible.

A Member of the public asked questions around the Trees for Streets campaign and was told that the issues would be raised as part of discussion on the item.

A Member of the public asked about the Integrated Health Centre and if this would be able to be adequately staffed given the wider issues around recruitment in the NHS. The Cabinet Member shared views about widening employment in the NHS and getting people back into the NHS. The integrated care centre would be shared by a number of partner organisations

A Member of the public asked questions around Trees for Streets including consultation on the issue and was told that the organisation would lead on consultation

A Member of the Public asked a question on CIL funding and when the new scheme would start. The Cabinet Member explained that no exact date had been set as yet but they would consult with Officers and get back to the Member of Public concerned.

JSS-C(W)/64/22-23 Members Questions

There were no pre submitted questions from Members.

JSS-C(W)/65/22-23 Items Raised Under Urgency Provisions

An urgent item was accepted by the Chairman by reason of special circumstances. The Leader announced that this would be taken as the last item on the Agenda.

JSS-C(W)/66/22-23 3rd Quarter Revenue Monitoring Report 2022/23

Before the Committee was a report by the Director for Digital and 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 updated the Joint Strategic Sub Committee for Worthing Borough Council with the latest expenditure and income projections for both Adur District Council and Worthing Borough Council for the current financial year 2022/23, compared to the Revenue Budget approved by both Councils in February. Whilst the 'spend to date' will be the position as at the 31st December 2022, the forecast outturn position would reflect the latest information available to ensure an up-to-date forecast was presented.

Decision

That the Joint Strategic Sub-Committee (Worthing) noted the report and projected outturn position for the Joint Committee and Worthing Borough Council against the approved revenue budgets and proposed use of reserves.

Call-in

The call-in deadline for the decision will be 5.00pm on 16 March 2023.

JSS-C(W)/67/22-23 3rd Quarter Capital Monitoring Report 2022/23

Before the Committee was a report by the Director for Digital and 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.

This report updated the Sub-Committee on the progress made on the delivery of the 2022/23 Capital Investment Programme for Worthing Borough Council. The programmes included schemes which supported the delivery of services by the Joint Services Committee.

Decision

The Worthing Sub Committee of the Joint Strategic Committee

- i) noted the reprofiling of the Worthing Borough Council capital schemes as advised in paragraph 6.1 and appendix 2.
- ii) approved the urgent Health and Safety works at Commerce Way, and the addition of the schemes to the 2023/24 Capital Investment Programme funded from the 2023/24 capital contingency budget as detailed in paragraph 6.2.1.
- iii) approved the decommission of the old diesel tank at Meadow Road and restoration of the site, and the addition of the scheme to the 2023/24 Capital Investment Programme. The estimated cost of the works is £30,000 to be funded from the 2023/24 capital contingency budget as detailed in paragraph 6.2.2.
- iv) approved the additional funding of £100,000 for the Decoy Farm Business Case, funded from the Strategic Property Investment Fund as detailed in paragraph 6.2.3.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/68/22-23 The Principles Governing Climate Emergency Action for Worthing

Before the Committee was a report by the Director for Digital and 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 outlined the Council's principles which underlie its response to the Climate Emergency Declaration (July 2019) and to propose an extension to the Declaration by adding the Ecological Emergency. The principles are relevant to work in all portfolios.

The supporting pillars of the Council's response were taken from the administration's commitment to be 'Fair, Green and Local' in policy and action.

The paper set out clearly the Council's commitment to putting Climate and Ecological action at the heart of policy actions. This reflects an approach which is both addressing the need to decarbonise across a range of realms at the same time as mitigating the impacts of climate damage on nature.

In recognition of being 'A Council for the Community', the paper explored ways the Council could support different organisations and community groups to work together to adapt to and mitigate the adverse consequences of Climate Change, to be coupled with working together to relieve the crisis in the Ecological sphere

Members lauded the principles and explored the connection between the Climate and Ecological Emergencies

Decision

The Worthing Sub Committee of the Joint Strategic Committee

- i) expanded the Council's July 2019 Climate Emergency Declaration to include the Ecological Emergency.

ii) agreed 'Fair, Green and Local' principles to underpin policies responding to the Climate and Ecological Crises.

iii) developed the Council's capacities to be effective leaders in delivering the policies – setting targets and reporting regularly on progress to all Members and citizens.

iv) recognised that most responses to the Climate and Ecological Crises - which were not contained within administrative boundaries, - demanded working in partnership with other local authorities and local interested organisations.

v) Agreed to continue to work in partnership with Adur District Council and others, in recognition that many climate and ecology issues fundamentally require cross-border responses and solutions.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/69/22-23 Trees for Streets

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 9.

The report before members set out a new community tree planting initiative, working in partnership with specialist crowd funding and community engagement company, Trees for Streets.

It was highlighted to the Sub-Committee how open space and urban tree planting supported Worthing council administration's core principles to be 'Fair, Green and Local' and highlighted the benefits of local ownership and associated community power in the development of environmental improvements. The report recognised the emotional, environmental and economic betterment created through increased urban tree planting.

The Committee explored the scheme, the mechanisms for supporting trees and how this could be rolled out in differing areas across the Borough.

Decision

The Worthing Sub Committee of the Joint Strategic Committee

i) Agreed to enter into a 3 year contract with Trees for Streets for the facilitation of new street trees in Worthing Borough (circa £24K).

ii) Delegated authority to the Director for the Economy to enter into all relevant contracts associated with the Trees for Streets programme.

iii) Agreed to allocate funds for the maintenance of young trees as they become established within the Trees for Streets and celebration trees in the WBC programme.

- iv) Agreed to work collaboratively with WSCC in the licensing, future maintenance and ownership of the new street trees.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/70/22-23 Worthing Heat Network : Letting of contract to design, build, fund, operate and maintain a low carbon heat network for Worthing Town Centre and agreement to enter into heat supply and connection agreements for WBC estate

Before the Committee was a report by the Director for Digital and 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 10.

The report updated members on work undertaken since March 2022 on the Worthing Heat Network, during which time the procurement exercise has been completed that has identified Pinnacle Power as the preferred organisation to become the council's concessionaire partner.

Subject to approval, Pinnacle Power would fund, design, build, operate and maintain a new, low carbon heat network for Worthing Town Centre that is estimated to save 55,000 tonnes of CO2 within the first fifteen years of operation.

The report set out information about:

- the procurement exercise,
- the preferred bidder's solution
- the contractual elements of the procurement
- funding arrangements
- next steps

Additionally, the report outlined a successful Public Sector Decarbonisation Scheme bid for £2.47m that will support the council in delivering enabling works to its estate in order to ensure that its town centre estate connects to the heat network efficiently.

Members discussed the report and congratulated officers on the work undertaken in connection with the report. The position of the Borough as a golden shareholder was highlighted to members of the sub-committee

Decision

That the Worthing Sub Committee of the Joint Strategic Committee

- i) Noted the progress in the report
- ii) Delegated authority to the Director for Digital, Sustainability & Resources, in consultation with the Cabinet Members for Resources and the Climate Emergency to:

- Negotiate final terms and enter into the Concession Agreement on behalf of Worthing Borough Council
- Negotiate and enter into the Connection Agreement and Heat Supply Agreement for all Worthing Borough Council buildings listed at Section 4.25
- Negotiate and let any contracts associated with the Public Sector Decarbonisation Scheme funded programme of works, providing the same are within the approved budget.

iv) recommended to Council to approve an amendment to the General Fund capital programme budget of £7,454,490 funded as follows:

- £2,449,200 from the Public Sector Decarbonisation Scheme
- £5,005,230 from additional prudential borrowing

iii) approved a budget virement of £255,000 HNIP funding. As outlined at 6.2, this would be used to support the procurement and contract work associated with the project

iv) approved and authorised the appointment of Worthing Borough Council as the golden shareholder in the Special Purpose Vehicle as set out in this report and to authorise the Chief Executive Officer or their delegated nominee, in consultation with the Leader of the Council to take all actions and make all decisions required of the golden shareholder under the contractual arrangements with the appointed concessionaire.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/71/22-23 Worthing Housing Strategy Roadmap

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 purpose of the report before members was to request the extension of three housing strategies, including the: Housing Strategy: Enabling communities to thrive in their own home” 2020-2023, Temporary Accommodation Placement and Procurement Policy, and the Community Homelessness Strategy 2017-2022

Access to quality, affordable and sustainable homes was a fundamental priority for this Council. This paper outlines a roadmap to renew these important strategies during 2023/24, to enable the development of a strategic approach which is shaped by the vision of Worthing to be the fairest and greenest coastal town and informed by the needs of local communities and which places prevention and early intervention at its heart.

Members were updated with some key interventions to tackle homelessness and rough sleeping in Worthing and given the key commitments around finding, enabling and

supporting more sustainable accommodation for our residents to provide help when people need it most.

Decision

The Worthing Sub Committee of the Joint Strategic Committee agreed

i) that the following strategies/policies be extended until the end of March 2024:

- Housing Strategy: Enabling communities to thrive in their own home” 2020-2023 to March 2024;
- Temporary Accommodation Placement and Procurement Policy;
- and Community Homelessness Strategy 2017-2022

ii) that the progress and plans underway to tackle homelessness and rough sleeping be noted; and

iii) that the roadmap for the development of the new strategies/policies during 2023/24, which will be reported back to this Cabinet in January 2024 be noted.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/72/22-23 Union Place Sign off of Roffey Homes Joint Venture

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 12.

The purpose of the report to members was to advise on the progress with negotiations with the Council’s preferred Joint Venture Partner on the development of the Union Place site, and to seek the Committee’s comments on the proposed form of the joint venture agreement for the development of the site.

Members were given the detailed nature of the proposed joint venture agreement through the formation of an LLP between the Council and Roffey Homes, and the proposal for the Council to invest land into the LLP company at the outset, with a further parcel of land being invested following grant of planning permission.

It was explained how the value of the Council’s investment was then matched by Roffey Homes equity and set out how the development would be funded. Key issues were highlighted that remained to be resolved surrounding legal powers, procurement, state aid, and tax implications of the proposed joint venture.

Members were given a summary of the work undertaken to date to design the scheme, agreed land valuations, and set out a proposed programme between the joint venture partners to finalise the agreement and deliver the site.

Members noted the progress of the project and looked forward to the development of the area. Questions were asked about the green spaces included within the scheme and the types of planting that could be incorporated.

Decision

The Worthing Sub Committee of the Joint Strategic Committee

i) noted progress made in developing and enabling the site since the most recent update to the Joint Strategic Committee in March 2022

ii) noted the principal purposes of the Council in relation to the development of the site as set out in paragraph 3.3 was

iii) noted that Officers would obtain updated procurement advice on the final proposals for developing the site and to authorise the Director for the Economy to take any recommended procurement action to appoint the Joint Venture Partner.

iv) noted that a report would be brought back to the Joint Strategic Committee for consideration detailing the final proposed documents, and to seek any required authorisations to continue with the proposed Joint Venture arrangement.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/73/22-23 Review of Governance and Procedures for Administering the CIL Neighbourhood Fund

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 13.

The report before members presented a change to the process for distribution of CIL funds that better reflected the Council's ambition to become a Council for the community. The intention was to drive meaningful change in our approach to decision making that empowers local communities to have more influence on how CIL monies are spent at a neighbourhood level.

Members discussed the matter and noted the community aspects of the changes included the support for un-constituted groups or individuals seeking funding

Decision

The Worthing Sub Committee of the Joint Strategic Committee

i) approved the proposed changes to the CIL Neighbourhood Fund process;

ii) noted the suggested timeline for the next round of applications to the Fund

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/74/22-23 New Culture Principles for Worthing

Before the Committee was a report by the Director for Digital and 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 14.

The purpose of the report before Members was to outline Worthing Council's approach for supporting the cultural and creative sector and to outline the headline principles that would guide the approach. The key pillars of the Council's support to the sector reflected the vision of the Council: fair, green and local.

Members were detailed with the commitment to make the best use of Council assets to support the sector for the benefit of residents together with the wider economic benefits associated with places that people value and enjoy.

A foundation to this cultural approach was community wealth building. This was a people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people.

Decision

The Worthing Sub Committee of the Joint Strategic Committee agreed

- i) to develop the Arts Forum (outlined in 3.6) to be an effective reference group linking, and working with, an Officer / Member Working Group. To share and develop the principles with the Arts Forum and engage them fully in the shaping of a Cultural Plan;
- ii) that the Officer / Member Working Group manage progress and report back, and take influence from, the Arts Forum and other creative networks. Delegated authority to the Director for the Economy to agree the terms of reference for the working group in consultation with the Cabinet Member which shall include the requirement to report back to the Committee (at such intervals to be agreed in the terms of reference) with further recommendations to the Committee;
- iii) that the Working Group design and develop outcome measures to be reported to the Committee within appropriate timeframes as directed by the terms of reference;
- iv) to further develop the principles, moving into the development of a Cultural Plan, as outlined in section 7. This should cross-reference to developing Service and Project Plans, as part of Our Plan.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/75/22-23 A27 Worthing and Lancing Improvements Scheme Options Consultation

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 15.

The purpose of the report was to provide members of the Joint Strategic Committee Sub-Committee with an opportunity to respond to the A27 Worthing and Lancing improvements scheme Options consultation currently being undertaken by National Highways.

Members were told that the proposed recommendations used diplomatic language. Overall the proposal was underwhelming given the small amount of money being pledged for four minutes improved journey time balanced against the disruption caused by potential roadworks and the impact on pollution and environmental and ecological damage.

The Leader explained that Local Ward Councillor views would be added to the consultation response.

Decision

That Members of the Sub-Committee authorise the Council's response to National Highways consultation on the A27 Worthing and Lancing improvements scheme Options consultation in the following terms:

- i) National Highways stated aim of making sure potential future improvements to transport in the Worthing and Lancing area can still happen is welcomed;
- ii) the limited scope of the project and reduction in the finances available to deliver it, even compared with the RIS1 scheme, mean 157 Agenda Item 15 that Consultation Options do not reflect the strategic ambition set out in the Transport for the South East's Strategic Investment Plan (SIP) and in particular, the SIP's emphasis on integrating transport, digital and energy networks, together with a high-quality, reliable, safe, and accessible transport network;
- iii) at a local level, it is not clear how the proposals set out in the Options would integrate with Worthing's adopted Local Walking and Cycling Improvement Plan (LCWIP) as part of a more co-ordinated approach to delivering transport infrastructure that supports active travel;
- iv) the Consultation Options papers include welcome references to walking and cycling improvements but there is a concern that funding for these improvements is not identified at this stage;
- v) the principal benefits for Worthing are reduced travel times between the key junctions on the A27 and that whilst significant in terms of the Department for Transport's Benefit Cost Ratio analysis, these represent only a modest improvement and would require a year-long construction period;
- vi) it is disappointing that only slight improvements are recorded for air quality and noise and the accident level impact is recorded as only neutral;
- vii) reduced levels of traffic for residents in Goodwood Road, Sompting Road, Upper Brighton Road and Hadley Avenue would be welcome. However, there is a concern that directing Sompting Road traffic through the Lyons Farm retail park prior to rejoining the A27 at the Lyons Farm junction could cause considerable congestion in the retail park area.

Call-in

The call-in deadline for the decisions will be 5.00pm on 16 March 2023.

JSS-C(W)/76/22-23 Items raised under Urgency Provisions - Acquisition of leasehold interest to enable housing delivery at Worthing caravan club

An urgent item was accepted by the Chairman by reason of special circumstances. The report was in relation to the Acquisition of leasehold interest to enable housing delivery at Worthing caravan club. The report had been circulated prior to the meeting and all members confirmed that they had the opportunity to read the report.

The report sought authority to purchase the leasehold surrender of land at Worthing Caravan and Motorhome Club (the Club) for the purpose of enabling the land for the delivery of housing.

Decision

That the Worthing Sub Committee of the Joint Strategic Committee

- i) Approved the acquisition for the surrender of the Landlord and Tenant Act 1954 protected leasehold interest held by the Club of their site, at Titnore Way, Worthing.
- ii) Authorised an initial budget of £2.1m to meet all costs of acquisition to be funded from the Strategic Property Investment Fund.
- iii) Authorised the Head of Major Projects to:-
 - a) Enter into the Deed of Surrender and related transactional documents outlined in the Exempt Appendix on the terms set out in that Appendix; and
 - b) To finalise the detail of the transaction providing that the transaction remains within the terms set out in the Exempt Appendix.
- iv) Authorised the appropriation of the land shown on Plan A for planning purposes.
- v) Agreed to receive a report to the appropriate decision making body with further proposals for the site

Call-in

The call-in deadline for the decision will be 5.00pm on 16 March 2022

The meeting ended at 9.28 pm