

Minutes of a meeting of the  
Joint Strategic Sub-Committee (Worthing)  
13 June 2023  
at 6.30 pm

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

Councillor Caroline Baxter  
Councillor Sophie Cox  
Councillor Rita Garner  
Councillor Emma Taylor-Beal

Councillor John Turley  
Councillor Vicki Wells  
Councillor Rosey Whorlow

**JSS-C(W)/1/23-24    Declarations of Interest**

There were no declarations of interest

**JSS-C(W)/2/23-24    Minutes**

**Resolved:** that the minutes from the Worthing Joint Strategic Sub-Committee meeting held on 5 March 2023, be approved as an accurate record and signed by the Chairman.

**JSS-C(W)/3/23-24    Public Question Time**

There were no questions from the public

**JSS-C(W)/4/23-24    Members Questions**

There were no pre submitted questions from Members.

**JSS-C(W)/5/23-24    Items Raised Under Urgency Provisions**

There were no urgent questions

**JSS-C(W)/6/23-24    Strategic Priorities for Worthing Borough Council: 2022/23  
Progress Update Report and New Priorities for 2023/24**

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 before members set out the vision and overarching ambition for Worthing Borough Council is that Worthing to become the fairest and greenest coastal town in the UK.

Members discussed the progress made against ambitions within the vision and the hard work that was needed to make that progress.

## **Decision**

That the Joint Strategic Sub-Committee

- 1) Noted the progress made by Worthing Borough Council in delivering its ambitions and priorities in 2022/23.
- 2) Agreed priorities for 2023/24, supporting the ambition of Worthing becoming the fairest and greenest coastal town in the UK.
- 3) Delegated officers to use these priorities to shape and develop plans for 24/25

## **Call-in**

The call-in deadline for the decision will be 5.00pm on 23 June 2023.

## **JSS-C(W)/7/23-24 Strategic Approach: Children and Young People**

Before the Committee was a report by the Director for Housing and 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 purpose of the report before Members was to outline how Worthing Borough Council would deliver an inclusive and ambitious strategic approach to work with and for children and young people.

The purpose of the outlined strategic approach was to set out how Worthing Council, as a Council for the Community, would develop a responsive, proactive and constructive space whereby children and young people were actively engaged and involved as citizens and were visible in all aspects of the Council's core business, as we co-shape our places with communities, in ways which can be evidenced through co-design and co-production.

The paper recognised that much of the direct responsibilities for children and young people sat with other organisations, therefore the principles set out in the report were focused on where the Council could influence or support others to deliver, where collaboration maximised potential and development opportunities. The Council was committed to working with community partners and with young people, to grow community capacity and resilience, leveraging funds and resources into places to produce stronger outcomes and impact.

To embed plans for children and young people in Worthing strong participatory foundations would be built through a co-designed partnership roadmap. This would move the Council beyond initiative-led activities, to develop sustainable forms of participation that were visible in organisational ethos, culture, infrastructure and in decision making processes.

Members lauded the strategy and it was noted that there was a desire to work with the Deputy Leader on the matter in the coming year.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee resolved

- 1) That a framework be adopted for our work with and for children and young people of Worthing, as set out in section 4.
- 2) That officers continue to develop a live roadmap and that this is reviewed with our Member lead for young people as an established way of doing business.
- 3) That it be noted that the Council will work with key members of our community to further develop our Worthing specific framework so that we have a definable evidence base to our work for and with children and young people and can measure both outcomes and impacts.

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 23 June 2023.

### **JSS-C(W)/8/23-24    Update on the Housing Needs Assessment for Worthing**

Before the Committee was a report by the Director for Housing and 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 8.

The report provided an update on the delivery of the Housing Needs Assessment for Worthing and which provides an interim data set about our current housing needs.

The Housing Needs Assessment was commissioned in March 2023. Officers engaged Cordis Bright to produce two data sets: a quantitative set of data, which would be released in August 2023; and a qualitative data set, which would be released in November 2023. In addition, the 2022/23 full year homelessness data would be available, which was expected to be published by DLUH in October 2023.

The assessment was central to the development of 'Our Plan's' housing mission - Everyone has a safe, secure and sustainable home. It would provide important evidence for a number of new strategies including, the new Housing Strategy, the Homelessness and Rough Sleeping Prevention Strategy, and the Strategic Asset Management Plan which will guide decisions about the future use of existing residential assets managed by Adur Homes.

It would also inform Adur and Worthing planning and development strategies for new social and affordable housing supply and more generally it would inform the Housing Needs Team future homelessness prevention activity. This data set is also critical to meet reporting requirements of the Department for Levelling Up, Housing and Communities (DLUHC).

Members were told of the increasingly challenging housing market in Worthing and the challenges faced by private renters who lost their housing due to no fault evictions.

A question was asked about the location of new sites for temporary and emergency accommodations. The Cabinet Member for Housing and Citizen Service explained that the Council was under pressure from the duty of care and the duty to relieve homelessness from individuals presented to the Councils (which was increasing at an alarming rate). The most immediate site availability lay in town centre based accommodations that could be converted. The priority for the Cabinet Member was with residents who had been placed outside of the area in hotels with no cooking facilities.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee notes

- 1) the current status of the Adur and Worthing Housing Needs Assessment with quantitative data due in August 2023, and qualitative data to follow in November 2023;
- 2) the interim data on housing need and demand homelessness as set out in Section 5 of the report;
- 3) that further reports will be brought to Committee later in the year following receipt of a final report from the consultants due in November 2023.

Call-in

The call-in deadline for the decisions will be 5pm on 23 June 2023.

### **JSS-C(W)/9/23-24    Redevelopment of 24 Marine Place Worthing to provide Temporary Accommodation**

Before the Committee was a report by the Director for Place, 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 approval for the re-development of the Council owned property at 24 Marine Place Worthing to provide temporary accommodation and for a budget to complete the development of the site. This followed the publication of the Adur and Worthing Housing Strategy for 2020-2023, 'Delivering Pathways to Affordable Homes' document and subsequent Delivery Plans where plans for a housing development programme were set out.

The increasing demand for emergency and temporary accommodation (EA/TA) in Worthing was outlined, along with the Council's commitment to owning its own stock of EA/TA, and reviews the options available to the Council for the future of the building with development of the site as temporary accommodation the preferred option both economically and in terms of meeting an established local need.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) Approved the preferred option for the future of the building at 24 Marine Place set out within this paper to enable the council to fulfil its statutory housing duties under S188 and S193 of the Housing Act 1996.
- 2) Approved a budget of £1,100,000 from the unallocated temporary and emergency accommodation budget to deliver the project, and to note that the actual sum required from this budget will be lower should we be successful in an application for grant funding from Homes England's Single Homelessness Accommodation Programme (SHAP) for which Worthing Borough Council has been identified as a target authority.
- 3) Delegated authority to the Director for Housing and Communities to invite tenders for the construction work, and to enter into all necessary contracts to enable the project to progress through the construction phase to completion.

## **Call-in**

The call-in deadline for the decisions will be 5pm on 23 June 2023.

### **JSS-C(W)/10/23-24 Update on the Worthing Integrated Care Centre Project**

Before the Committee was a report by the Director for Place, 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 before Members updated the members of the SubCommittee on the construction of the Worthing Integrated Care Centre (WICC) and Multi Storey Car Park (MSCP) at Stoke Abbott Road, Worthing. The report set out the key considerations that have affected the construction programme and costs.

The Council agreed a budget for the project at the Joint Strategic Committee in March 2021. Since then the construction industry had experienced extreme cost inflation which had affected the delivery of the project. This report sought approval to increase the overall project budget to account for the effects of this inflation, and as a result of a number of constructions risks materialising.

The report set out an opportunity arising from the project to purchase properties at Heene Road and Shelley Road from Worthing Medical Group subject to the preparation of an appropriate outline business. An accompanying report set out the business case for the use of these properties for the provision of temporary and emergency accommodation. There was a need to approve funding from the Worthing Community Infrastructure Levy towards the fit out costs of the Worthing Integrated Care Centre (WICC) for Worthing Medical Group.

A Question was asked about recuperation of money from a party responsible for a part of the overspend. Given the exempt nature of the question it was agreed that the answer be provided after the meeting via email.

Members discussed the matter and it was noted that NHS Staff were looking forward to moving into the new modern premises

## **Decision**

## The Worthing Sub Committee of the Joint Strategic Committee

- 1) Noted the updates on the construction programme, costs implications and timescales for delivery of the WICC and MSCP on the former Worthing Town Hall Car Park.
- 2) Approved a budget virement of £5.63m from the Strategic Property Investment Fund to complete the construction of the WICC and MSCP.
- 3) Approved release of £1.8m from the Strategic Property Investment Fund to fund the purchase of 23 Shelley Road, Worthing, BN11 4BS and 145 Heene Road, Worthing, BN11 4NY.
- 4) Delegated authority to the Assistant Director of Regenerative Development in consultation with the Cabinet Member for Regeneration, Leader of Worthing Borough Council and Chief Financial Officer to proceed with the purchases of 23 Shelley Road, Worthing, BN11 4BS and 145 Heene Road, Worthing, BN11 4NY. Note that a separate report on the development of Heene Road and Shelley Road will be presented to the Committee detailing the options for the properties.
- 5) Delegated authority to the Assistant Director of Regenerative Development to:
  - a) Appoint Savills Property Management services to oversee the facility management of the WICC and note costs of £170,000 to undertake the commissioning of the facility management for the WICC.
  - b) To procure for and make any further consultancy appointments to execute and conclude the delivery of the WICC/MSCP scheme, 2 providing that the appointments are within the approved budget.
- 6) Approved the expenditure of £320k from the Worthing CIL Pot to NHS Sussex to help fund the fit out of the Worthing Integrated Care Centre (WICC), as outlined in the Infrastructure Investment Plan (IIP) and the creation of a capital budget within the Council's capital programme.

## Call-in

The call-in deadline for the decisions will be 5pm on 23 June 2023.

### **JSS-C(W)/11/23-24 Outline Business Case for acquisition of properties at Shelley Road and Heene Road**

Before the Committee was a report by the Director for Place, 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 before Members followed the publication of the Adur and Worthing Housing Strategy for 2020-2023, 'Delivering Pathways to Affordable Homes' document and subsequent Delivery Plans where plans for a housing development programme were set out. The report outlined the increasing demand for emergency and temporary accommodation (EA/TA) in Worthing and the Council's commitment to owning its own stock of EA/TA.

This report set out the business case to support the acquisition of the properties at 23, Shelley Road and 145, Heene Road Worthing which; subject to the approval of the recommendations contained within JSSC report entitled 'Update on the Worthing

Integrated Care Centre Project', and on condition of exchange of the agreement for lease with WMG; were to be purchased from the Worthing Medical Group (WMG) to help facilitate their move to the Worthing integrated Care Centre (WICC).

Potential options available to the Council on acquisition of the properties were reviewed, identification of the preferred options were made and outline given on the budget required to investigate the preferred options in more detail

Following agreement on the preferred options, approval was sought to progress with outline plans for the redevelopment of 23, Shelley Road to provide emergency and temporary accommodation for eligible households in need, and for further additional work to be undertaken to examine the options for retention, redevelopment or disposal of 145, Heene Road.

A question was asked by the Leader of the opposition about the costs of purchasing the properties given the exempt nature of the information and after advice from the Monitoring Officer it was agreed that the information be supplied via email at conclusion of the meeting

## **Decision**

That the Worthing Sub Committee of the Joint Strategic Committee

- 1) Noted the options available to the Council for the future use of the properties at Shelley and Heene Road following their acquisition.
- 2) Approved a budget of £30,000 to complete options appraisals for both properties, to involve outline design and survey work.
- 3) Delegated authority to the Director for Housing and Communities in consultation with the Cabinet Member for Citizen Services to agree the preferred option for each site.
- 4) Approved a budget of £137,000 to take the scheme at 23, Shelley Road to planning application stage should the preferred option be for redevelopment.
- 5) Noted that a budget of £65,000 will be required to take a scheme at 145 Heene Road to the planning application stage should the preferred option for redevelopment be demonstrated on production of a business plan.
- 6) Noted that a further report will be produced for approval at Worthing Sub-Committee which will detail the development proposals and the budget required to complete both projects.

## **Call-in**

The call-in deadline for the decisions will be 5pm on 23 June 2023.

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The meeting ended at 7.45 pm