

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

Councillor Dr Beccy Cooper (Chair)

Councillor Caroline Baxter  
Councillor Sophie Cox  
Councillor Rita Garner

Councillor Emma Taylor-Beal  
Councillor John Turley  
Councillor Vicki Wells

**Absent:**

Councillor Carl Walker and Councillor Rosey Whorlow

**JSS-C(W)/12/23-24 Declarations of Interest**

Councillor Caroline Baxter declared an interest as member of West Sussex County Council

Councillor John Turley declared an interest as a member of West Sussex County Council

Councillor Jenkins declared an interest as a Director of Worthing Town Football Club

**JSS-C(W)/13/23-24 Minutes**

**Resolved:** that the minutes from the Worthing Joint Strategic Sub-Committee meeting held on 13 June 2023, be approved as an accurate record and signed by the Chairman.

**JSS-C(W)/14/23-24 Public Question Time**

A resident addressed the Sub Committee on the work of a local amateur boxing not for profit club that provided benefits and structure to a wide cross section of the community including young people and people with parkinsons. Members were asked if help could be provided in helping the Club find a place to continue its activities. The Cabinet member for Culture and Leisure thanked the resident and explained that there were processes underway to link different areas together to reduce rental costs and stated that the relevant officer would be in touch to help.

**JSS-C(W)/15/23-24 Members Questions**

There were no pre submitted questions from Members.

**JSS-C(W)/16/23-24 Items Raised Under Urgency Provisions**

There were no urgent items

**JSS-C(W)/17/23-24 Financial Performance 2022/23 - Capital and Projects Outturn**

Before the Committee was a report by the Director for Sustainability 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.

This report outlined the financial monitoring position for the end of the 2022/23 financial year for capital schemes included in the capital programme of Worthing Borough Council. This included progress on joint initiatives with the Council's partner Adur District Council. Information was also provided in respect of capital receipts for the constituent authority.

The Cabinet Member introduced the report to Members and set out the situation in relation to Capital schemes from the previous year's programme

## **Decision**

That the Joint Strategic Sub-Committee

- 1) Notes the outturn position for 2022/23
- 2) recommends that Worthing Borough Council at its Council meeting on 17th October 2023:
  - (a) Notes the overall capital final outturn for 2022/23.
  - (b) Agrees the net carry over of General Fund Capital underspends for Worthing Borough Council as detailed in paragraph 4.3.2.
  - (c) Approves the financing of the Worthing Borough Council 2022/23 Capital Investment Programme, including the use of capital receipts as set out in paragraphs 5.1 and 5.2.
  - (d) Approves the carry forward of Council resources underspends to fund budget pressures as detailed in Appendix 1 and summarised in paragraph 5.4.
- 3) Notes the final projected benefit from completed invest to save scheme as outlined in Appendix 3.

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

Recommendations contained within (2) are recommendations to Council and can not be called in.

## **JSS-C(W)/18/23-24 1st Quarter Revenue Monitoring Report 2023/24**

Before the Committee was a report by the Director for Sustainability 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.

The report updated the Joint Strategic Sub Committee with the latest expenditure and income projections for both Adur District Council and Worthing Borough Council for the current financial year 2023/24, compared to the Revenue Budget approved by both Councils in February. Whilst the 'spend to date' would be the position as at the 30 June

2023, the forecast outturn position would reflect the latest information available to ensure an up-to-date forecast was presented.

The current outturn projection for the 2023/24 financial year for the Worthing Borough Council General Fund was a net overspend after reserve transfers of £1.8m. A breakdown was set out in section 4.4 of the report.

The Cabinet Member for Resources introduced the report to the committee and set out the challenging situation the Council was facing. Members were told of the projected overspend and the reasons why these figures were expected including uncertainty around the pay award, higher borrowing costs, increases in homelessness and economic uncertainty. With regards to income it was related that the central government has massively reduced its financial support to councils. The council would be looking closely at how it could develop and look for new income streams.

Questions were asked about how the overspend would be managed and whether this would affect service provision. The Committee was informed that the Council was involved in a service planning process. Protection of frontline services was important. Further questions were asked about specific areas of the budget including the delay of sites and the refuse and recycling service.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) Notes the report and projected outturn position for the Joint Committee and Worthing Borough Council against the approved revenue budgets and proposed use of reserves (Appendix 2b).

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

## **JSS-C(W)/19/23-24 1st Quarter Capital Investment Programme & Projects Monitoring 2023/24**

Before the Committee was a report by the Director for Sustainability 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 updated the Sub-Committee on the progress made on the delivery of the 2023/24 Capital Investment Programme for Worthing Borough Council. The programme included schemes which supported the delivery of services by the Joint Services Committee

Included within the report was information about the prudential indicators which provided a link between the Council's revenue budget and capital budget. Quarterly monitoring of these indicators was a new requirement introduced as part of the refreshed prudential code.

A question was asked on capital provision for the opening doors landlord scheme and it was related that details were not to hand and could be provided after the meeting

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) Notes the reprofiling of the Worthing Borough Council capital schemes as advised in paragraph 6.1 and appendix 2.
- 2) Notes the use of the 2023/24 contingency budgets to fund the acquisition of second hand waste and cleansing vehicles as set out in paragraph 6.2.2.5 of the report;
- 3) Notes the 1st Quarter Treasury Management Update 2023 as set out in appendix 3.
- 4) Approves the changes to the current schemes as set out in section 6.2 report.

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

### **JSS-C(W)/20/23-24 Worthing Theatres & Museums - Annual Review 2022/23**

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 before members presented the Worthing Theatres and Museum Trust Annual Review 2022/23.

The Cabinet Member for Culture and Leisure introduced the report to the Committee and discussed the socio-economic provision given by the Trust. Members were told of the importance of the publication of key performance indicators. It was important that Arts and Culture was supported within the borough

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) Acknowledges and welcomes the achievements of Worthing Theatres and Museum over the year, in particular the focus on working with local communities to promote engagement in cultural activities;

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

### **JSS-C(W)/21/23-24 New Leisure Principles for Worthing**

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 outlined Worthing Council's approach for supporting the sport and leisure sector and outlined the headline principles that will guide the approach, the key pillars of the Council's support to the sector reflect the vision of the Council: fair, green and local.

The report set out 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 valued and enjoyed.

A question was asked about the makeup of a proposed sport and leisure advisory group and whether this could include representatives from the 'friends of' group. It was advised that the groups were in the process of being worked out. There were further questions about the maintenance of sports pitches.

The matter was discussed and the committee welcomed the report and the importance of the leisure principles to the people of the Borough.

## Decision

### The Worthing Sub Committee of the Joint Strategic Committee

- 1) Develop a Sport and Leisure Advisory Group (outlined in 3.7) to be an effective reference group linking, and working with, an Officer / Member Working Group. To share and develop the principles with the Advisory Group and engage them fully in the shaping of any Sport & Leisure Plan.
- 2) That the Officer / Member Working Group to manage progress and report back, and take influence from the Advisory Group and other local networks.
- 3) Delegate to the Director for Place authority 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.
- 4) Further develop the principles, moving into the development of a Sport & Leisure Plan, as outlined in section 6. This should cross-reference to developing Service and Project Plans, as part of Our Plan, including alignment to Wellbeing and Young People's Principles and Plans.
- 5) That the Working Group design and develop baseline data and outcome measures to be reported to the Committee within appropriate timeframes as directed by the terms of reference.

## Call-in

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

## **JSS-C(W)/22/23-24 Worthing Public Realm - Delivering transformation at Montague Place**

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 updated Members on the Montague Place scheme and sought to authorise Worthing Borough Council (WBC) to act as the lead authority and delivery body for West Sussex County Council (WSCC) on the terms set out in this report.

The report presented the rationale for WBC delivering the project and the combined approach being undertaken by WBC to deliver a series of public realm improvements under Growth Deal arrangements with WSCC.

The report sought approval to release Community Infrastructure Levy budget to enable WBC to contribute to delivering the scheme following the Councils Standing Orders and procurement strategy in appointing further consultants and contractors.

A question was asked about the nature of consultation involved in the scheme. Members were told that there had been 11 months of consultation work undertaken with multiple stakeholders.

Members lauded the new type of engagement in considering the scheme and noted the well-attended community event that exhibited good two way conversations.

### **Decision**

That the Worthing Sub Committee of the Joint Strategic Committee

- 1) Delegates authority to the Director for Place to enter into a collaboration agreement with WSCC authorising Worthing Borough Council to take on the project management and delivery responsibility of Montague Place Public Realm work;
- 2) Delegates authority to the Director for Place, in consultation with the Cabinet Member for Regeneration and WSCC, the authority to approve and award a contract for project management capacity required to oversee the public realm project subject to the development of a procurement strategy; the outcome of a compliant procurement process and ensuring that the work is within the authorised budget envelope;
- 3) Delegates authority to the Director for Place, in consultation with the Cabinet Member for Regeneration and WSCC, the authority to approve and award a contract for the construction work required to deliver the public realm project subject to the development of a procurement strategy; the outcome of a compliant procurement process; and, ensuring that the project is within the authorised budget envelope;
- 4) Approves the release of £2.7m from the Community Infrastructure Levy strategic pot to support the delivery of Montague Place Public Realm scheme;

- 5) Approves the creation of a budget of £2.7m within the capital programme fully funded by the Community Infrastructure Levy to support the delivery of the scheme.

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

## **JSS-C(W)/23/23-24 Teville Gate Update**

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 12.

The report before the Sub-Committee updated Members on the progress made by officers regarding the completion of the Teville Gate marketing materials and assessment criteria; and specifically to set out the aspirations for the Council to sell its freehold interest in the site to Homes England to deliver a housing-led regeneration scheme.

Questions were asked about deadlines, the choices taken around the new direction of the scheme, debt repayments on the original purchase and the locality of potential developers.

The committee noted that New Homes England was an organisation that were experts in dealing with regeneration projects. Members welcomed the new direction.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) delegates authority to the Director of Place to:
  - a) Finalise the terms for working with Homes England as set out in section 6.
  - b) Enter into formal negotiations to sell the Council's freehold interest in Teville Gate to Homes England subject to the receipt of an acceptable financial offer and conditions.
  - c) Consult with, and regularly update, the Leader and Cabinet Member for Regeneration on the negotiations with Homes England.
  - d) Provide a progress report on the negotiations and terms of a financial offer to the December 2023 Committee meeting.
- 2) Should negotiations or terms not be reached with Homes England, that the Joint Strategic Sub Committee delegates authority to the Director of Place, in consultation with the leader and Cabinet Member for Regeneration, to issue the Teville Gate Marketing Brochure to secure a development partner and report progress back to this Committee.

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

### **JSS-C(W)/24/23-24 Delivering a Business Support Package for Adur and Worthing (2024 - 2025)**

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 13.

The report before members sought authorisation to procure services to deliver a bespoke business support package (BSP) across Adur and Worthing. It signalled the rationale for the support package and outlined how a number of funded regional business support programmes were coming to an end, leaving a gap in provision for businesses seeking information, advice and guidance relating to business issues including how to achieve business growth.

Assurance was provided that the business support package was being developed as part of measures to help local businesses grow and contribute to the growth of the local economy. Specific areas to support businesses included innovation, sustainability, leadership and management and start up / micro business advice.

It was indicated that the preferred method of pooling external funding sources to deliver the business support package, included the utilisation of UK Shared Prosperity Funding (UKSPF) and S106 contributions, specifically referencing economic development or business support.

A question was asked about the timeline for the business support package and members were told that the scheme was marked to begin in January 2024.

## **Decision**

The Worthing Sub Committee of the Joint Strategic Committee

- 1) Notes the business support landscape and the current limitations regarding resources currently available for start ups, micro, small, medium and large businesses.
- 2) Approves the release and pooling of external funding pots to deliver the Business Support Package, including UK Shared Prosperity Funding, Pooled Business Rates and Section 106 monies.
- 3) Approves the creation of a budget of £470,500 across Adur District Council and Worthing Borough Council for the specific purposes as outlined in this report.
- 4) Delegates authority to the Director for Place, in consultation with the Cabinet Member for Resources (Worthing) and Cabinet Member for Regeneration & Strategic Planning (Adur), the authority to approve and award contracts for the



staff / consultancy work required to deliver the Business Support Package, subject to the development of a procurement strategy and the outcome of a compliant procurement process; and ensuring that the overall programme is within the authorised budget.

### **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

### **JSS-C(W)/25/23-24 Referral of Motion on Notice from Worthing Borough Council**

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 14.

Councillor Jenkins was present to explain the motion to members of the Sub-Committee. The motion before members asked for the Sub-Committee to consider asking for a report to be put forward from officers that investigated Houses of Multiple Occupation (HMOs). Members would be asked to consider whether, based upon evidence, there was a need for an article 4 direction.

The local plan had been originally considered in 2016 and the pressure on the town created by HMOs had increased since that time. The council itself was seeking to use large properties within the town for emergency and temporary accommodation and the Motion would not prohibit this from happening.

The motion was seeking to ensure that the council could monitor the proliferation of smaller HMOs which often happened in concentrations where there was a predominance of older Victorian buildings. There was evidence to show that overconcentration of HMOs could create divisions within social groups amongst other negative aspects.

The motion was seeking to ascertain whether the council would need to apply a greater level of management. There were risks associated with not taking proactive measures at an early stage with losing control of the situation.

Members thanked councillors for the motion and for the conversations had around the matter. It was agreed that the matter was important and worthy of further consideration. However, it was felt that the matter should be considered in the wider context of housing strategy and housing need within the Borough. The need and use of HMOs by young people was mentioned and the possible need for a licensing scheme to ensure the quality of these premises. Members felt that the matter could be discussed as part of the work undertaken by a cross party Local Plan working group. It was stated that the Working Group would be in place by 30 October and that group leaders would be contacted about the composition of the group.

### **Decision**

The Worthing Sub Committee of the Joint Strategic Committee rejected the Motion

## **Call-in**

The call-in deadline for the decisions will be 5.00pm on 22 September 2023.

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The meeting ended at 9.10 pm