

**THE CABINET**  
**26<sup>TH</sup> MARCH 2015**

Present: Councillors:  
Ray Dawe Leader  
Helena Croft Deputy Leader and Communication, Horsham Town  
& Special Projects  
Andrew Baldwin The Environment  
Roger Paterson The Local Economy  
Sue Rogers A Safer & Healthier District

Apologies: Councillors:  
Jonathan Chowen Arts, Heritage & Leisure  
Gordon Lindsay Resources  
Claire Vickers Living & Working Communities

Also present: Councillors: Peter Burgess, John Chidlow, George Cockman, Malcolm Curnock, Frances Haigh, Kate Rowbottom

EX/47 **RECORD OF THE MEETING OF 29<sup>TH</sup> JANUARY 2015**

The record of the meeting of the Cabinet held on 29<sup>th</sup> January 2015 was approved as correct and signed by the Leader.

EX/48 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

EX/49 **ANNOUNCEMENTS**

Councillor Helena Croft, Deputy Leader and Cabinet Member for Communication, Horsham Town & Special Projects congratulated the Parks & Countryside Manager and his team on the maintenance works being carried out to the plants in the Bishopric.

EX/50 **PUBLIC QUESTIONS**

No questions had been received.

**REPORT BY THE CABINET MEMBER FOR THE ENVIRONMENT AND THE CABINET MEMBER FOR RESOURCES**

EX/51 **Hop Oast Depot Replacement**

The Cabinet Member for the Environment reminded Cabinet that the Council's existing waste facility depots at Hop Oast, Horsham and Hurston Lane,

EX/51 Hop Oast Depot Replacement (cont.)

Storrington were reaching the end of their physical lives and were in need of substantial capital investment. In view of this, a sum of £3,500,000 (excluding relocation costs) had been included in the budget for the refurbishment or redevelopment of Hop Oast depot.

A review had now been undertaken to consider how best to bring the facilities up to date, whilst at the same time meeting increased demands on the service from projected population expansion and increasing Government and EU legislation for waste disposal. This review had established that the optimum operational solution would be to close the Hurston Lane depot and consolidate the two facilities onto a single site at Hop Oast, which would result in a saving of approximately £36,000 per annum in respect of the cost of running the Hurston Lane Depot. It had also been established that a refurbishment of the existing facilities at Hop Oast would be neither practical nor cost effective and would require the retention and refurbishment of the Hurston Lane Depot in order to provide adequate parking and facilities for the service.

The requirements for an expanding service had been identified and outline designs had been prepared for the provision of a new depot on the Hop Oast site, which would provide a modern three vehicle workshop with a connected office/welfare building, an adequate outside area for parking and cleaning of vehicles with turning circles and safe segregation of vehicle and pedestrian traffic.

The extent of the building works at the Hop Oast site meant that it would not be practical or possible to continue operating the site during redevelopment and an estimate of the cost of relocating the service during this time had been included in the revised projected capital budget, which was now estimated at £4,550,000. Therefore, there would need to be a further capital allocation of £1,050,000 to achieve the proposals.

**RESOLVED**

That the proposal to rebuild Hop Oast Depot be approved.

**RECOMMENDED**

***That an increase of £1,050,000 in the capital budget for this project to £4,550,000 be approved.***

**REASONS**

- (i) To ensure that the programme provides facilities that are suitable for the needs of the area over the 30 year projected life of the facilities.***

EX/51 Hop Oast Depot Replacement (cont.)

- (ii) ***To ensure there is an adequate capital budget to deliver a new Depot and workshop facility and provide for the temporary relocation of the services currently based at Hop Oast Depot whilst the new depot is constructed.***

**REPORT BY THE CABINET MEMBER FOR RESOURCES AND THE CABINET MEMBER FOR A SAFER & HEALTHIER DISTRICT**

EX/52 **Purchase of Land and development of Temporary Accommodation Apartments for Homeless Households at land adjoining The Bishopric, Horsham Town Centre**

The Cabinet Member for a Safer & Healthier District reported that terms had been agreed for the purchase of a block of 17 apartments to be built on part of the former Lifestyle Ford site, Bishopric, Horsham. The apartment block was located adjacent to the site of the development of Waitrose/John Lewis in Albion Way and was included within the section 106 obligations for the redevelopment of Bishops Weald House.

It was proposed that the apartments would be owned and managed by the Council for the purpose of short stay temporary accommodation for homeless households. The proposal would have significant social and financial benefits, as it would provide new, well-equipped apartments in a town centre location and would significantly reduce the need to place homeless households in expensive bed and breakfast accommodation, providing a revenue increase (rental income plus saving of B&B) of approximately £360,000 per annum.

The acquisition of the apartments would be funded through Section 106 contributions received by the Council for the provision of affordable housing in the District.

The proposed acquisition had been structured as a purchase of the land by the Council with the Council then taking the client role under a design and build contract and had been structured to limit the Council's costs for the land purchase and building works to £2,750,000.

Members welcomed the proposal, which would result in the provision of a number of units of temporary accommodation that were particularly suitable for homeless families with dependent children.

RESOLVED

- (i) That the purchase of the development opportunity to provide 17 apartments for use as affordable short stay

EX/52 Purchase of Land and development of Temporary Accommodation Apartments for Homeless Households at land adjoining The Bishopric, Horsham Town Centre (cont.)

temporary accommodation for homeless households on land off the Bishopric, Horsham be approved.

- (ii) That it be noted that the Chief Executive will use his urgency powers to approve the supplementary capital estimate of £2,900,000.00 (purchase costs plus allowance for stamp duty and fees) to be funded from Section 106 contributions received by the Council for the provision of affordable housing in the District.

**REASONS**

- (i) To assist the Council in exercising its Statutory Duty under Part VII of the Housing Act 1996 (as amended) to provide temporary accommodation for homeless persons and reduce the number of households placed in bed and breakfast accommodation.
- (ii) To ensure the exchange of contracts for the purchase of the land by 1<sup>st</sup> April 2015, as required by the seller.

**REPORT BY THE CABINET MEMBER FOR RESOURCES**

EX/53 **Billingshurst Myrtle Lane Car Park: Proposed Purchase**

The Director of Planning, Economic Development & Property presented a report by the Cabinet Member for Resources seeking Cabinet approval for the acquisition of a completed car park on an area of land situated south of Myrtle Lane, Billingshurst, to be funded through a supplementary capital estimate (to be met from anticipated Section 106 contributions from the east of Billingshurst site).

It was known that there was a demand for greater car parking capacity in the vicinity of Billingshurst Station and an opportunity had arisen in which the Council would be able to provide a long stay car park as Thakeham Homes Ltd, the developer of a mixed residential and commercial site at Myrtle Lane, was proposing to dispose of its interest in the commercial element of land adjacent to the railway.

A premium of £300,000 had been negotiated for a completed 33 space surface car park for use by long stay users. Capital funding of £315,000 inclusive of Stamp Duty and other costs would therefore be required to enable the purchase of the completed car park, which would be of considerable benefit to the community by alleviating significant local parking issues.

EX/53 Billingshurst Myrtle Lane Car Park: Proposed Purchase (cont.)

Cabinet and other Members welcomed the proposal.

RESOLVED

That the Council enter into a purchase agreement to acquire a completed 33 bay car park subject to an approved design, specification and planning permission.

RECOMMENDED

*That a supplementary capital estimate in the sum of £315,000 for the acquisition of a completed long stay car park at Myrtle Lane, Billingshurst, to be funded by contributions from the east of Billingshurst S106 Agreement, be approved.*

REASON

The proposed long stay car park will address the current and future need for additional car parking for commuters and users of the railway station at Billingshurst particularly with regard to future housing growth in the village.

EX/54 SCRUTINY & OVERVIEW COMMITTEE – MATTERS REFERRED TO CABINET

There were no matters currently outstanding for consideration.

EX/55 MATTERS OF SPECIAL URGENCY

There were no matters of special urgency to be considered.

The meeting closed at 6.01pm having commenced at 5.30 pm.

LEADER