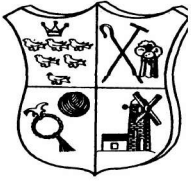


HAILSHAM TOWN COUNCIL ASSETS MANAGEMENT COMMITTEE



DRAFT MINUTES of the Extraordinary Assets Management Committee meeting held in the Member's Room, Market Square, Hailsham on Wednesday 21st June 2023 at 7.00 pm.

AMC/23/1/18

Members Present

Cllrs Kelly-Marie Blundell (Deputy Chair), Chris Bryant, Nathalie Hayes, Barbara Holbrook (as substitute for Anne Blake-Coggins), Paul Holbrook, Mary Laxton (Chair) and Colin Mitchell.

Cllr Doina Rusu also attended the meeting.
John Harrison (Town Clerk).

19

Apologies for Absence

The committee received and accepted an apology from Cllr Anne Blake-Coggins, with Cllr Barbara Holbrook attending as substitute for her.

20

Declarations of Interest

20.1

Councillor Paul Holbrook declared that he had abstained from the vote on the issue of 2 North Street at the last meeting.

20.2

Cllr Colin Mitchell queried as to whether the Agenda Item on 2 North Street was valid due to the fact that a resolution had been made last time, or whether a two-thirds majority would be required on any motion to rescind the previous decision, as per the council's Standing Orders.

The Town Clerk advised that as this was a decision to be made based on new information, that would be valid.

Cllr Kelly-Marie Blundell proposed that any decision taken this evening would be subject to SALC Confirming that it was legitimate to hold a resolution on the subject matter as the Committee had considered the issue within the last six months. The committee agreed that any decision made would be subject to this being clarified with the East Sussex Association of Local Councils

[This has since been clarified by ESALC – a decision made based on completely new information is indeed valid]

21

Confidential Business

The committee **RESOLVED** to exclude the public and press from the next agenda item, 2 North Street, due to the potential disclosure of legally and commercially sensitive information not in the public interest.

22

2 North Street

The committee were asked to consider a renewed offer for renewal of the lease at 2 North Street from the landlord's agent. This was following the committee's previous decision, made at the Assets Management Committee meeting on 31st May, not to renew the lease.

The landlord's agent has subsequently amended their offer to the Town Council.

23 **Public Forum**

23.1 Three residents attended the meeting at this point. The Chair advised that this would be permitted and the meeting was temporarily returned to public session.

23.2 The residents stated that they felt the council had made the wrong decision in not paying for additional grass cuts on the urban grass verges, which were being cut twice by East Sussex Highways. One of the residents produced photographs showing what they considered to be hazardous junctions due to the length of the grass.

The residents were advised that there had been a motion put to council to be considered at the next meeting, to pay for additional cuts. The residents left the meeting immediately after this point.

24 **Confidential Business**

To committee then agreed to return to confidential business and resume the ongoing agenda item.

25 **2 North Street**

25.1 In considering the renewed offer from the landlord's agent for the renewal of the lease, the committee noted and considered; the location and situation of Hailsham FM, the financial benefits and disbenefits of renewing the lease, whether an increased contribution could be received from the sub-tenants, the potential requirement to relocate the public toilets, the ongoing cleaning contract, the potential requirement to enact a scheme of dilapidations on the property and any other repairs and maintenance work.

25.2 A MOTION was proposed by Cllr Kelly-Marie Blundell and seconded by Cllr Paul Holbrook:

25.3 That the Council asks if the Landlord will consider a two year break clause or rolling break clause in the lease, and if not, accepts the new lease offer from the landlord

The committee voted Three members FOR, three members AGAINST and one abstention. The Committee Chair Cllr Laxton cast the deciding vote, AGAINST the motion, which was therefore defeated.

25.4 Cllr Laxton wished it to be minuted that she was reluctant to use a casting vote but accepted that this was a requirement.

The motion was proposed by Cllr Chris Bryant and seconded by Cllr Colin Mitchell that the Council approach the Landlord and request a 2 year break clause or rolling break clause, and if not, the lease would not be renewed. This resolution was carried with three votes FOR and four abstentions.

The committee **RESOLVED** that the lease offer is not accepted unless the landlord agreed to a two-year break clause (and subject to clarification from ESALC on the validity of the resolution).

26 There being no further business, the meeting closed 7.55pm.

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