

# Executive decision taken by Leader/Cabinet portfolio holder



*Pro-forma for completion in respect of executive decisions taken by Leader of the Council or by an individual Cabinet portfolio holder.*

**Decision taken by:**

Councillor Zoe Nicholson, Leader of the Council, following consultation with other Cabinet members.

**Date of decision:**

2 April 2020

**Subject of report:**

Seaford Health Hub – project update

**Exempt matter (if any as given under Schedule 12A of the Local Government Act 1972):**

Exempt information is contained in Appendix C to the Report (Scrutiny Seaford Health Hub Panel report - exempt Appendix 6: summary of exempt evidence and representations).

This Appendix contains exempt information as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 - information relating to the financial and business affairs of the Council

**Key decision?:**

No

**Open summary of decision made:**

- (1) That, at this time, the Council does not progress the proposed development on the Downs Site of a Health Hub, unless and until all the following conditions have been satisfied:
  - (i) It is established within a reasonable timescale (i.e.12 months) by the NHS that there is no practical prospect of new GP premises being provided in Seaford through the redevelopment of the Seaford Medical Practice's existing Dane Road site, together with the Richmond Road car park. For this purpose the Cabinet should be satisfied that the NHS has diligently carried

out a full analysis of the viability of this option which should include all necessary surveys.

- (ii) Any revised design for the Downs Site excludes the residential and retail elements.
- (2) The financial model for the revised design specified at point ii) above must clearly demonstrate that the Council will make a suitable financial return commensurate with the risks involved, and that the required investment will not prevent the Council from investing in higher priority capital projects to the benefit of the whole of the District, due to the impact of that investment on the Council's borrowing limits.

***Reason(s) for decision:***

The Council cannot be satisfied, at this time, that there is no opportunity to retain GP practices in the town centre by providing new GP premises on the site of the existing Seaford Medical Practice at Dane Road, together with the Richmond Road car park.

The proposed residential element is not an essential part of the scheme and would not be commercially viable without value-engineering, which is likely to reduce sustainability. The retail element does not meet any obvious need in the community and has been met with concerns from local residents. The combined effect of removing these two elements may serve to reduce the amount of green space lost at the Downs, in particular existing trees on the site.

The Council's financial return from the scheme must be commensurate with the risks involved and must not prevent investment in higher priority capital projects, with District wide benefits.

***Alternative options considered:***

Alternative options were explored as part of the Scrutiny Seaford Health Hub Panel report.

***Was an executive councillor(s) consulted before decision was taken? If so, what was the result of this consultation?***

Members of the Cabinet who were available (Councillors MacCleary, Bird, Collier, Meyer, O'Brien and O'Keeffe) met via video conference on 26 March 2020 to discuss the proposals set out in the Officer's report, and were supportive of the recommendations in the report. They asked that the following comments be taken into account:

- Cabinet members commented that the recommendation from Scrutiny Committee was the right decision for the time being but they wanted it recorded that this was an extremely important issue for the Administration. With this in mind they asked officers to work up a new indicative timescale ready for discussion with interested parties, including the soon to be established Policy and Performance Review Committee. Cabinet members also indicated the need for the content of a prospective health hub project to be re-scoped, taking into account the basis on which the Scrutiny Committee had made its recommendation

***Does the proposal involve any unplanned expenditure? If so, please confirm that you have consulted with the Chief Finance officer and include the date of consultation***

No

***Signed:***

**Cllr Zoe Nicholson**

***Leader of the Council***