

Overview and Scrutiny Committee Agenda

Wednesday, 18 October 2023 at 6.00 pm

Muriel Matters House, Breeds Place, Hastings, East Sussex, TN34 3UY. Please enter the building through the Contact Centre entrance via the seafront.

If you are attending the Town Hall for this meeting, please enter the building via the Community Contact Centre entrance.

For further information, please contact Democratic Services on 01424 451484 or email: democraticservices@hastings.gov.uk

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Agenda Item 3 Public Document Pack

OVERVIEW AND SCRUTINY COMMITTEE

19 SEPTEMBER 2023

Present: Councillors Patmore (Chair), Sinden (Vice-Chair), Carr, Cooke, Foster, Hay, Hilton, Turner and Webb

Officers: Jane Hartnell (Chief Executive), Kit Wheeler (Chief Finance Officer), Chris Hancock (Head of Housing), Amy Terry (Property and Commercial Assets Manager), Coral Harding (Continuous Improvement and Democratic Services Officer)

Victoria Conheady (Deputy Chief Executive), Natasha Tewkesbury (Head of Community and Regulatory Services), Mary Kilner (Chief Legal Officer) and Stephen Dobson (Head of Strategic Programmes) accessed the meeting remotely.

Members of Cabinet Present: Councillor Barnet and Councillor Evans

1. APOLOGIES FOR ABSENCE

Apologies received from Councillors Roberts and Bacon

2. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Hay	4,5	Personal – ESCC Councillor
Cllr Hilton	4,5	Personal – ESCC Councillor
Cllr Webb	4,5	Personal – ESCC Councillor

3. MINUTES OF THE PREVIOUS OVERVIEW AND SCRUTINY COMMITTEE 27/07/23 & 15/08/23

RESOLVED – that the minutes of the meeting held on 27th July & 15th August 2023 be approved as a true record.

4. FINANCIAL MONITORING REPORT

The Chief Finance Officer presented a report to provide a summary of the forecast outturn position at the end of July 2023. The report provides an update on the current

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financial position which continues to be challenging. There is a forecast overspend of close to £1.9 million. The pay award has not been finalised but is more than budgeted for. Housing accounts for £1.7m of the overspend. The overall picture is one of financial difficulty continuing for the council. The Minimum Revenue Provision (MRP) predictions are now included within the report.

The Head of Housing updated the committee on progress against achieving the £1m budget savings in housing due to be achieved in 2023/34. The savings cover six areas, i.e. housing options capacity, home visiting officers, housing acquisitions, rough sleeping accommodation pathway purchases, all of which are on target or more positive than target. The affordable housing supply saving will not be met this year or next year due to issues around development sites where developers have ceased trading, the savings will however be achieved in future years. Rough sleeping accommodation pathway leases is not on target because of challenges with suitable properties not being available and the saving will not be met. There are discussions with Homes England to move this funding to housing acquisitions. The revised savings for 23/24 will be £798,898 and for 24/25 £1,175,820.

The committee asked questions:

Councillor Webb asked about how residents contact the Housing department? The Head of Housing explained people can contact the council by phone, online or attend the Hastings Borough Council offices.

Cllr Hilton asked whether charities are having to help people that Hastings Borough Council no longer have duty to house? The Head of Housing answered this is a significant challenge. Advice and alternative options are given to people who are no longer under the duty of Hastings Borough Council.

Cllr Turner asked about queuing on the phone when residents contact the Council. The Chief Executive answered that the data is not showing calls are not being answered. Phone lines can be busy e.g. when council tax recovery is issued. Members of public can also attend the Hastings Borough Council offices.

Cllr Foster asked is everything being done to make savings now? The Head of Housing answered that everything is being done now as well as identifying other areas for possible development.

Cllr Patmore asked the Chief Finance Officer how the housing savings shortfall will affect the council? The Chief Finance Officer explained the savings would have to be made in other ways.

Cllr Patmore asked the Chief Finance Officer how long the reserves can last? The Chief Finance Officer explained the latest information is needed with numbers being revised constantly and in year saving are being investigated.

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Cllr Hilton asked with £35m in investments, how much is available for use? The Chief Finance Officer explained not all the investments are liquid.

Cllr Hay asked if the underspends from vacant posts will be permanent? The Chief Finance Officer answered it depends on the services and how services will be impacted if they are understaffed.

Cllr Patmore asked when the Revenue and Benefits restructure will happen? The Chief Finance Officer answered that consultation has started last week. The use of agency staff is causing an overspend.

Cllr Carr asked when the pay review negotiations are going to be complete, and will there be strike action? The Chief Executive explained that there are not significant numbers of Unite members at Hastings Borough Council so striking is not thought to be an issue. (Note: GMB are currently balloting their members). The pay review will probably not be settled until December or the new year. A 3.88% pay rise is in the budget figures already. The Chief Executive explained Hastings Borough Council are part of the national negotiating body and employers and unions work together nationally to set pay levels.

Cllr Foster asked regarding conflicting statements in the report regarding section 114? The Chief Finance Officer explained the issuing of a section 114 notice is the final resort. The aim of all activities at present is to avoid the need for issuing a section 114 notice.

Cllr Hay asked regarding the pay rise and if a 7.8% would make Hasting Borough Council issue a Section 114? The Chief Finance Officer explained that there would be a plan in place to mitigate a higher payrise, but this would cause additional budget pressures.

Cllr Patmore asked the Chief Finance Officer if external advice would be taken before issuing a Section 114 notice? The Chief Finance Officer explained CIPFA would give advice and there are plans for CIPFA to present to Councillors on the process and what a S114 would mean for Hastings Council.

Cllr Hilton asked regarding O&S could see the report being written by the Head of Housing for the Dept of Levelling Up, Housing and Communities. The Chief Executive explained the report will be shared as it will be helpful in setting out the particular problems Hastings Borough Council are facing regarding Housing, temporary accommodation and the collapse of the private rented sector, these issues are also being faced by other coastal towns.

Resolved (Unanimously)

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To provide a summary of the forecast outturn position for services at the end of Period 4 (July 2023).

Reasons

To note the contents of the report, and the actions within the conclusion and management action section.

5. LGA FINANCE PEER REPORT DISCUSSION

The Continuous Improvement and Democratic Services Officer explained as part of the Overview and Scrutiny work programme, the committee members wanted to discuss the LGA Finance Peer review report with Council Leadership.

Councillors asked questions:

Cllr Patmore asked The Finance portfolio holder why a budget is being held in December? The Leader of the Council answered that previous budgets have been completed too late when savings and cuts are needed. Decisions made earlier will assist making savings throughout the year.

Cllr Webb asked if the Finance portfolio holder is confident that holding the budget early is a good idea? The Chief Executive explained the budget is planned to be held early to give staff certainty regarding redundancies.

Cllr Hilton asked how the budget can make sense without the asset management plan? The Chief Finance Officer explained that there will be some early suggestions and an interim report likely to be available in December.

Cllr Turner explained he thinks pressure should be put on ESCC. Also highlighted was for the need for housing associations to clean up their estates and enforcement action to be taken.

Cllr Carr asked how a budget can be set when the asset management plan or pay review would not be complete? The Chief Executive explained that assumptions will need to be made and that there would also be a budget meeting held in February (when the council tax level will be set) and therefore significant changes can be made at that point.

Cllr Patmore asked how do the Council Leadership work with such a deficit? The Chief Finance Officer explained that all figures are draft now as the accounts have not been signed off by the external auditors. Signed off accounts would assist with discussion with DLUHC.

Cllr Patmore asked regarding the stopping of use of agency staff and how it will affect revenues and benefits and waste services? The Chief Executive explained there is

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flexibility around service level within the waste service. The restructure of revenues and benefits will remove the need to use agency staff.

Cllr Hilton asked about the focus of attention being on balancing the budget for next year, but the LGA report suggests the council to look at the budget for the next 3-5 year. She also asked how the long-term ambitions of the Council can still be realised if we are too focussed on the short term. The Leader of the Council answered that the plan is for both to happen as there are prospects for the town that require longer term building up. However it is hard to balance this work due to the capacity of officers.

Cllr Patmore asked how will statutory services be measured? The Chief Executive explained that this will be very difficult as there is no legally defined level for most statutory services.

Cllr Carr asked if an all-staff briefing has been held? The Chief Executive explained that meetings have been held throughout the year and the next round of meetings will be held in October.

Cllr Patmore asked is it easier to have staff flexibility with not all officers in the office? The Chief Executive answered that not all staff would stay if they were asked to attend the office everyday. Some teams prefer to work in the office where other teams do not need to be in the office everyday.

Cllr Webb asked if dept is recoverable from the Hastings Housing Company? The Chief Finance officer answered that all options need to be looked at and discussions will be had with the Head of Housing about how the Co. could assist with the housing crisis (or not).

Cllr Hilton asked regarding the loan to the Hastings Housing Company? The Deputy Chief Executive explained documents need to be reviewed and an answer will be given later.

Cllr Carr proposed that the 13 recommendations be reviewed and an update to be given at a future meeting. The Chair agreed the LGA recommendations will be monitored with updates requested. The Chief Executive explained that the LGA Team will also make a return visit to review progress.

Resolved (Unanimously)

Overview and Scrutiny note the discussions during the meeting and establish next steps in their line of inquiries as necessary.

Reasons

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Overview and Scrutiny are responsible for setting their own work programme and investigating each line of inquiry.

(The Chair declared the meeting closed at. 7.38 pm)

Agenda Item 4



Report To: Cabinet
Date of Meeting: 6th November 2023
Report Title: Hastings Town Deal Programme Update
Report By: Pranesh Datta, Economic Development Manager
Key Decision: Y
Classification: N/A

Purpose of Report

1. To provide updates on the Hastings Town Deal programme

Recommendation(s)

1. To continue to progress the implementation of all projects making necessary adjustments as may be required in consultation with the Town Deal Board and DLUHC (Department of Levelling Up Housing and Communities).

Reasons for Recommendations

1. Through the investment provided by the Towns Fund Programme we will see the revival of Hastings Town Centre with investment in key heritage assets, buildings in the town centre, improvements in the public realm and creation of a 'garden town'. There will also be new 'environmental & green technology' business facilities with employment and training opportunities for local people.
2. The Towns Fund projects approved for implementation have all successfully developed full business cases, which have been independently assessed and approved by the Town Deal Investment Panel, the section 151 Officer and ratified by the Town Deal Board. The Project Summary documents have all been approved by DLUHC.
3. All projects should be completed by end of March 2026.

Introduction

Hastings Town Investment Plan

1. Hastings Town Investment Plan was submitted to DLUHC (MHCLG) on 29th January 2021. Hastings Stage 1 Town Investment Plan (TIP) can be viewed by following this link to our blog: <https://www.hastingstowndeal.co.uk/>
2. Our ambition through the Town Investment Plan is to deliver ‘a heathy, vibrant and quirky seaside town that people love to visit, live and work in and say, ‘I can #MakeItInHastings’.’
3. Through the investment provided by the Town Fund Programme we will see the revival of Hastings Town Centre with investment in key heritage assets, large buildings and the public realm.
4. Residents and visitors to the town centre will want to visit these renewed assets and will also want to see the South East’s first ‘garden town’. Green arteries buzzing with biodiversity will connect the entwined streets in the town centre with routes to the sea. It will allow for curation of the street scene which will allow people to breathe, think and dwell.
5. Supporting and interweaving with this is the creation of two new regional skill bases in the Ore Valley. These will be focused on the green economy and land-based skills, employment and self-enterprise. To support small business and start-ups a new BREEAM standard (Building Research Establishment Environmental Assessment Method) business centre has been built in Hollington, set amongst high tech manufacturing businesses to enable cross fertilisation, mutual support and growth.
6. The government issued a Heads of Terms to the town at the end of May 2021 offering £24.3m for delivery of our investment proposals. This was less than asked for but a considerable success for the town. Since the terms were issued there have been several changes to the project profile, which have been agreed with both DLUHC and the Town Deal Board. The changes arise from the withdrawal of projects due to financial viability and/or failure at the business case stages.
7. All the Towns Fund Projects have successfully developed full business cases that have been independently assessed and approved by the Town Deal Investment Panel, the section 151 Officer and ratified by the Town Deal Board. The Project Summary documents have all been approved by DLUHC. See Appendix 1
8. An updated summary of the current projects agreed with the Town Deal Board and DLUHC is detailed in Appendix 1 with their short description. It also identifies all the withdrawn / cancelled projects since the heads of terms was issued by the government.
9. Appendix 2 is a Towns Fund Programme Project Update presentation documentation for wider use.
10. It is important to note that the council is the accountable body for the programme, but investment decisions are made by the Town Board and its delegated bodies, following DLUHC guidance. In addition, this update and progress report is compiled from the ongoing feedback provided by the lead organisation for each project. This includes the council, but also other bodies as identified in Appendix 1. They are responsible for direct project delivery.

Towns Fund Programme overview October 2023

11. The programme has now fully entered project implementation with all project business cases formally approved by DLUHC.
12. The following Towns Fund projects have now been completed and are open for activities and business, some are still to deliver their outputs and are mainly on track:
 - a. **Churchfield Business Centre** – a new, sustainable green building with 29 Business incubation units for the town's small businesses. Several of these have already been let;
 - b. **Hastings Commons (Observer Building Creative Technology Hub)** is open;
 - c. **Former Debenhams Building (1) Freedom Works** – Hastings' co-working, flexible office and community space on the third and fourth floors of the former Debenhams Buildings. This has been so successful the fifth floor is being developed independently of Towns Fund;
 - d. **Former Debenhams Building (2)** – joint venture between Moxi Management Two and Owens Entertainment - after opening last autumn, the building provided a mixed entertainment, game and leisure venue (Ground and first floor of the former Debenhams building). It is currently closed for refurbishment and rebranding with statements it will re-open by the new year.
 - e. **White Rock Courtyard** – installation of the lift to the courtyard allowing the mix of restaurants and businesses to be fully accessible.
 - f. **Priory Meadow** (repurposing of New Look building) – Gym Group is now open on the upper floors offering affordable gym memberships which has increased the provision of affordable health and fitness facilities to a larger catchment population for a longer period of the day. There are new office spaces on the ground floor where an alternative user is being sought after the departure of Job Centre +.
 - g. **Broadening Futures Together** - This is a unique partnership between Education Futures Trust and Plumpton College. With the development of 18,000m² semi-derelict site the new education facilities will offer courses related to the land-based economy. Construction is complete and the building will be available for use by Plumpton College from September 2023. Other courses are already underway, and the student related outputs are on track and increasing.

Progress on all other projects

13. Hastings Castle

The council has been considering how to deliver the Hastings Castle Project given its current restricted financial circumstances. Essentially this has impacted in its ability to borrow from the Public Works Loan Board given its low reserve balance and the current high interest rates. This limits its financial ability to commit to the repayments of any loans and take additional substantial financial risks in the short to medium term. In 2022 the council had expected to commit £2.5m towards the development of the first phase of the castle project in addition to the £3.4m on offer from the Town Fund Programme.

As a result, the council would preferably like to explore with the wider private and public development market to seek partners including potential developers, operators and funders who may be interested in delivering the above project. This approach is still under discussion with DLUHC, the Town Board and other potential funders. Once this has been carefully

assessed the Programme Team, the council and the Town Deal Investment Panel will consider the next steps and identify the appropriate processes.

14. Hastings Commons

All the Towns Fund projects within Hastings Commons are progressing with the Observer building creative technology hub being complete. The initiative has been able to access various other sources of funding including CHART, Trinity Triangle Heritage Action Zone, Growing Places Fund (loan), Getting Building Fund, Architectural Heritage Fund (loan), Youth Investment Fund & Towns Fund: Total project value £19M (TF contribution @£4m).

Eagle House has been acquired and the project is going through its RIBA stages but on track for full outputs by the end of the programme. Full refurbishment being funded by YIF for the creation of a youth hub. Initial works have been undertaken to open up the Alley Level floor.

Planning permissions are currently being sought for development of 12 Claremont – art gallery, workspace and hosting centre for 'ethical nomads. 12 Claremont will go to tender for the main contractor in Jan 2024 and is expected to start on site in April 2024. This building is now the main focus of Towns Fund activity.

15. Public Realm and Green Connections

The ambition of the project is to create green arteries buzzing with biodiversity that will connect the entwined streets in the town centre with routes to the sea. It will allow for curation of the street scene which will allow people to breathe, think and dwell.

The project is led by East Sussex County Council with guidance and contributions from Hastings Garden Town and HBC. The Project is progressing but the reallocation of Towns Fund, taking it from £3m to £10m, required a review of the internal procurement process, driving a delay in appointing the design consultants for the public realm work. Contract negotiations are being finalised and the consultant design team are due to start work by mid-October 2023. The construction company for the build phase is already in place and the delivery date of 2026 still holds.

16. Green Construction, Energy and Vehicle Training Centre

The project (@£2.63m TF allocation) it will provide new training and skills opportunities with focus on installing and maintaining green and sustainable technologies in homes, industry and transport (electric vehicles).

Progress is being made on the implementation of the project although delayed until September 2024 for completion. Delays have been caused by finalising the funding agreement and pausing the programme until construction costs relatively stabilise.

17. Town Living

This project is currently being reviewed by the council given its current financial position. The specific building originally identified is not being taken forward as part of the programme because of various risks including financial, suitability, deliverability, and future management of a refurbished listed building. The council is due to propose alternative ways of delivering

homes in the town centre with other potential providers using the £1m Towns Fund allocated for this project.

Further discussion will be had with DLUHC, the Town Deal Investment Panel and the Town Deal Board to agree a way forward.

18. Reallocation of Funds

Table below confirms the reallocation amount for each project following two reallocation processes agreed with the Town Board and DLUHC. The last being the reallocation of Town Core Projects funds to the Public Realm project.

Project	Original Allocation	Reallocation	Current Allocation	% TF Uplift
TOTALS per project:	£23,085,000.00	£0.00	£23,085,000.00	
COMPLETED inc Outputs				
Hastings co-working, flexible office, community space	£112,500.00	£4,232.00	£116,732.00	3.76%
Source / Courtyard lift	£65,000.00	£0.00	£65,000.00	0.00%
COMPLETED On Site				
Churchfields	£750,000.00	£28,211.00	£778,211.00	3.76%
Broadening Futures Together	£402,000.00	£15,121.00	£417,121.00	3.76%
Former Debenhams Building	£0.00	£400,000.00	£400,000.00	0.00%
Priory Meadow shopping centre (Fast Track element)	£337,000.00	£12,676.00	£349,676.00	3.76%
ON SITE				
Hastings Commons	£3,852,300.00	£144,903.00	£3,997,203.00	3.76%
APPROVED				
Green construction, energy and vehicle training centre	£2,543,100.00	£95,658.00	£2,638,758.00	3.76%
Hastings Castle	£3,325,000.00	£125,069.00	£3,450,069.00	3.76%
Public Realm & Green connections	£2,815,100.00	£6,939,358.00	£9,754,458.00	246.50%
Town Living	£1,000,000.00	£37,615.00	£1,037,615.00	3.76%
CANCELLED				
Enterprise Space, Ponswood	£220,000.00	-£220,000.00	£0.00	-100.00%
Wellington Place/Sports Direct	£1,000,000.00	-£1,000,000.00	£0.00	-100.00%
Priory Meadow shopping centre	£1,663,000.00	-£1,663,000.00	£0.00	-100.00%
Priory Street/ESK	£5,000,000.00	-£4,919,843.00	£80,157.00	-98.40%

19. Cancelled or withdrawn projects from the programme;

The following are projects cancelled or withdrawn since DLUHC's approval of Heads of Terms in May 2023.

20. Four projects have been cancelled / withdrawn from the programme (listed in above table) and explanation provided in Appendix 1.

21. All the funds from these projects have been reallocated to existing projects with one new project being the Debenhams building and the funding being split between Moxie Management Two and Owens Entertainment with the required business case, Town Deal Board and DLUHC approval.

22. The cancellation of the Priory Street Car Park project was due to the large funding gap to enable a mixed-use development but also because of interest from Homes England to regenerate the town

centre. In a statement to the council and the Town Board October 2022 they confirmed the following:

‘Homes England are working with Hastings Borough Council to understand the opportunities that exist and exploring how Homes England can use its resources to support Hastings’ regeneration ambitions, as part of the agency’s support for the government’s levelling up ambitions.’

23. HBC and Homes England are currently working together to set out a clear process for justifying Hastings Town Centre as a priority area for investment. Further updates on this will be provided to Cabinet as this initiative progresses and develops with Homes England.

Public Exemption

None

Timetable of Next Steps

1. Please include a list of key actions and the scheduled dates for these:

Action	Key milestone	Due date (provisional)	Responsible
Continue to progress implementation of all remaining Town Fund Projects	Keep members updated with further updates.	October / November 2024	Pranesh Datta Economic Development Manager

Wards Affected

All

Policy Implications

Reading Ease Score:

Have you used relevant project tools? Y

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness Y

The proposals set out in the Town Investment Plan – includes delivering jobs, skills, new housing, educational, cultural and leisure assets to maintain opportunities for all in the town. Employment and Educational assets are also being built or enhanced in the most deprived parts of the part of the town including in Hollington and the Ore Valley.

A full Equalities Impact Assessment has been conducted on the programme and this shows the potential for positive benefits for all residents. All projects will be completing an Equalities Screening check to and identify any immediate issues and actions with their proposal. The Programme Team will engage with each of the projects to review their 'screening' check and ensure actions are followed through as agreed.

Crime and Fear of Crime (Section 17) Y

The Town Investment Plan has a large investment programme to improve the public realm in the town centre, increase footfall and reduce fear of crime.

Risk Management Y

As part of the project management tools a detailed project plan is used and a RAID log is being maintained. Each project will be producing their own risk assessment as part of preparing their business cases. Risk assessments of projects will be regularly conducted by the programme team.

A programme risk assessment has been produced by the programme team. Generally, the risks relate to the projects rather than the programme.

Environmental Issues & Climate Change Y

As part of business case development all project leads were asked to consider the environmental impact of their project and respond to council's net zero carbon emission target by 2030. The indicative plans will attempt to deliver the new buildings to high sustainability standards. The buildings need to be sustainably built and operated and will include use of modern technologies such as heat pumps and solar panels where applicable. In addition, a project included in the plan is to establish a new sustainable skills excellence centre by East Sussex College Group.

Economic/Financial Implications Y

This is a large capital investment programme with the council being the accountable body. Further implications will become clearer as projects are developed in more detail and tenders are prepared. All the projects have the potential to generate income for the council (including business rates and council tax) and contribute to the wider economic growth and regeneration of the town.

Human Rights Act N/A

Organisational Consequences Y

The organisational consequences were set out in previous Cabinet reports to deliver the Town Fund programme.

Local People's Views Y

Local stakeholders were consulted on development of the Town Investment Plan. Many put their ideas forward and will have further opportunities to shape projects as they develop. A community engagement plan has been developed as part of the programme.

Anti-Poverty Y

The proposals will deliver jobs, skills, new learning opportunities and raise people's income.

Legal

Y

HBC as accountable body for the entire programme has addressed all legal issues relating to its projects and also other delivery partners.

Additional Information

Appendix 1 – Towns Fund programme projects summary October 2023

Appendix 2 – Towns Fund Programme project update presentation

Officer to Contact

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Appendix 1 – Towns Fund programme projects update September 2023

Projects per theme						
Challenge Theme	Projects & Project Lead	Town Fund Contribution	Total Project Value	Brief description	Project status	Results
Jobs and enterprise growth (Skills & Enterprise)	Hastings co-working flexible office space - FreedomWorks Ltd	£116,732	£313,374	Creation of shared work spaces at the former Debenham building - 3rd, 4th and 5th floor	Build Completed	Provided 968m2 of new office space in a green retrofit town centre building, operating at near full capacity
	Churchfield Business Centre - Hastings Borough Council	£778,211	£4,804,068	Creation of 29 Business incubation units on Churchfield Industrial Estate, Hollington	Build Completed	One new BREEAM standard building providing 1,196m2 of new office space (29 Business Units). So far 12 new units let (tech and light industrial)
	Green Construction, Energy and Vehicle Training Centre - East Sussex College Group	£2,638,758	£3,068,758	Infrastructure for provision for Green Low Carbon Skills & business startup / development opportunities	Planning & under development	Target - To provide 650m2 of new and improved educational facilities to support various courses for a target of 150 students by Q1 2026. Expected Completion Sep 2024.
	Enterprise Space, Ponswood - Unvelled Ltd			Repurposing existing open plan office spaces on Ponswood Industrial Estate	Project cancelled due to incomplete business case.	N/A
	Broadening Futures Together - Education Futures Trust and Plumpton College	£417,121	£686,896	New education and skills offer linked to land based occupations and business opportunities - fast track project	Build Completed	Provided 100m2 new educational facility and, so far, 11,000m2 of improved outside space. So far, 243 new students have enrolled with 188 obtaining an education certificate
Forgotten history and assets (arts, culture & heritage)	Hastings Castle - Hastings Borough Council (bbc)	£3,450,069	£6,299,634	Telling the story of the Norman invasion and its impact Project value estimated and TBC	Project currently under review as delivery partners sought	Target - to make the Castle a primary destination, increasing the visitor numbers to 100,000 and to improve 3,380 m2 of outside space
	Hastings Commons OB Creative Creative Technology Hub - Hastings Commons Neighbourhood Ventures	£3,997,203	£4,299,203	Development of a community led creative quarter in the heart of the town centre - gallery, workspaces, homes, community spaces, wellbeing facilities; digital and education learning facilities.	Build Completed	Target - to improve/ green retrofit 1,996 m2 of existing space, including 1,027 of new office space. To improve 200 m2 of public realm. To provide improved and new educational facilities for 640 new students by the end of the programme
	Hastings Commons Cambridge Rd (Eagle Hse) - Hastings Commons Neighbourhood Ventures				Purchase Completed. Planning and Development	
Hastings Commons 12 Claremont - Hastings Commons Neighbourhood Ventures	Planning & under development					
Disconnected, unloved town centre (Urban regeneration & connectivity)	Town Centre Core Project 1a (New Look Fast Track) - NewRiver REIT	£349,676	£1,059,970	Gym Group now open on the upper floors and new office spaces on the ground floor (DWP has recently vacated, and alternative user being sought).	Build Complete	Provided 2,171m2 of green retrofit to an empty town centre building, homing a new gym and providing 1,041 of new office space
	Town Centre Core Project 1B Redevelopment of Priory Meadow Shopping Centre (West Wing) - NewRiver REIT			Project withdrawn following indicative assessment of site as a possible mixed use development. Cost of development; extent of funding gap; and changes to the current leasing arrangements of the centre were the main factors taken into consideration.	Cancelled. Funds re-allocated	N/A
	Priory Street Car Park (Project withdrawn) - Hastings Borough Council	£80,157	£80,157	Project withdrawn following indicative assessment of site as a possible Leisure and Housing project. The assessment showed considerable funding gap and the full report will made available on the Council's website in October 23.	Cancelled. Funds re-allocated	N/A
	1-7 Wellington Place - Hastings Borough Council			Purchase and redevelopment of building for mixed use development. Project withdrawn very early in the stage due to current owners wanting to continue to operate from the building.	Cancelled. Funds re-allocated	N/A
	Former Debenhams Site (additional project) - Moxie Management Two Ltd and C&O Entertainments	£400,000	£826,345	Development of an indoor entertainment centre at former Debenhams Building (ground, 1st and 2nd) - children's play, food and drink, games, indoor bowling, visuals, etc.	Build Completed	Provided 7,432m2 of retrofit to an empty town centre building, homing a new family entertainment destination and providing 278m2 of new office space
	Town Centre Public realm and green connections - East Sussex County Council	£9,754,458	£10,154,458	Focus on improving active travel connectivity (walking and cycling) and the enhancement of the public realm in Hastings town centre. It will encompass ideas from the Hastings Garden Town - inspired by Great Dixter's philosophy of creative ecology, horticultural innovation and biodiversity. There has been a significant increase in the value of the project from @£3m to £10m - agreed in March 23.	Planning and under development	Target - to improve 14,580 m2 of town centre public realm, including the planting 35 trees, improved public transport links and community space. Design stage to commence October 2023
	Lack of Quality Housing (urban regeneration)	Town Living - Hastings Borough Council	£1,037,615	£1,657,615	Town Centre Housing Investment Proposal - providing new and renovating existing. This project is currently being reviewed.	Project being reviewed
Improved access to Source Park	Source Park - White Rock Courtyard - The Source Hastings Ltd	£65,000	N/A	Installation of lift to the courtyard - project partly previously funded via the Town Fund Accelerated Fund	Build Completed	Improved access to the Source Courtyard
Totals		£23,085,000				All projects have employment targets during delivery and post-delivery. The Programme target is in excess of 140 full time, temporary jobs and the creation of 360+ fulltime, permanent jobs.

Including the programme 5% M&A allowance of £1,215,000 the TF programme totals £24,300,000

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Hastings

#MakeItInHastings

Hastings Town Fund Programme
Update Presentation October
2023.

A healthy, vibrant and quirky seaside
town that people love to visit, live and
work in and say,
'I can #MakeItInHastings'

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Town
Investment
Plan

Churchfields Business Centre



Project led by: Hastings Borough Council

Towns Fund grant: £778,211 Project Completed

Total project value £4.5m (£500K LGF; £750K TF; £303K CHART; £2.94m HBC)

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- 29 business incubator units in Hollington @30 to 32m²
- Construction started November 2021, completed March 2023, with first 12 tenants now in place (tech and light industrial)
- The hubs are designed for small businesses with a variety of uses with monthly lease charge of @ £384.50 (exc vat)
- BREEAM approved features including solar panels on the roof, electric charging points, EPC rating A+, planting
- Responds to demand for small business units, help keep activity local and provides investment into a deprived ward



Former Debenhams Building (1)

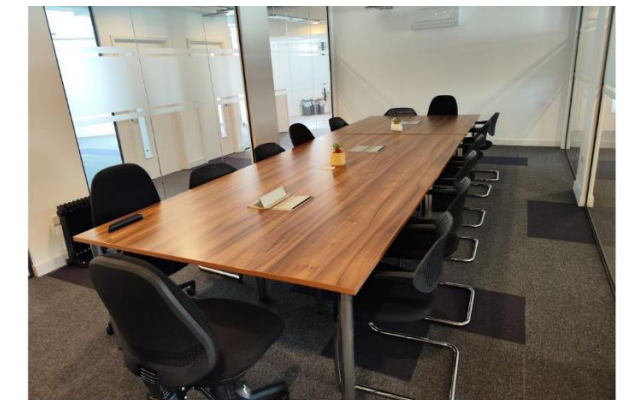
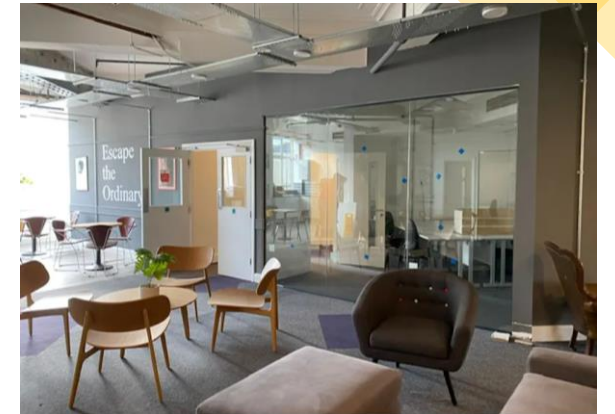
Hastings co-working, flexible office and community space

Project led by: Freedom Works

Towns Fund grant: £116,732 Project Completed

Total project value: £313,374

- Refurbishment of the upper floors of the building – breathing new life into a beautiful listed building
- 25 bright offices: creating a home for up to 150 members
 - 3 kitchens and break-out lounges
 - 4 meeting and board rooms
 - 24/7 access
- High occupancy rate of local businesses/entrepreneurs



Former Debenhams Building (2)

A joint venture between Moxie Management Two Ltd and C&O Entertainment

Towns Fund grant: £400,000

£250,000 to Moxie Management Two Ltd for general building works and £150,000 to C&O Entertainment for enhancing entertainment activities including the kitchen and play / game areas

Project Completed – October 2022

Total project value: £826,345

- Development of the two lower floors of the former Debenhams building into an indoor entertainment centre providing a range of activities including ten pin bowling, crazy golf courses, immersive and virtual reality experiences
- Closed September 2023 for refurbishment, rebranding and reconfiguration of entertainment offerings but delivered 22 local jobs and renovated a significant empty building in a key location in the town centre



Repurposing of Priory Meadow Shopping Centre

Project led by: NewRiver REIT

Towns Fund grant: £349,676 Project Completed

Total project value: £1,059,970



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Project aims to support greater diversity of the town centre by re-purposing vacant retail space at Priory Meadow Shopping Centre

- The former New Look building has been transformed into a offices on the ground floor and a low cost 24/7 gym operated by The Gym Group on the first floor
- Increased provision of affordable health and fitness facilities to a larger catchment population and for a longer period of the day
- DWP has since vacated the premises and new tenants are being sought. Further update to follow



Hastings Castle



Project led by: Hastings Borough Council

Towns Fund grant: £3,450,069

Total project value: TBC

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- The project aims to:
 - Make the West Hill lift and castle more accessible
 - Provide new wayfinding, information and pathways to and within the castle
 - Create a new interpretation centre and catering and retail space with augmented reality interpretation
- Project currently under review - alternative delivery options will be considered due to the council's current financial position



Hastings Commons

Project led by: Hastings Commons Neighbourhood Ventures

Towns Fund grant: £3,997,203

Total project value £19M. Funded by CHART, TTHAZ, Growing Places Fund (loan), Getting Building Fund, Architectural Heritage Fund (loan), Youth Investment Fund & Towns Fund.

- A series of key buildings in the neighborhood acquired and bringing back to life as mixed-use community owned assets:
- Observer Building – community-led rescue after 35 years of dereliction. Completed: concrete repairs, UKPN substation; warm roof; ground floor venue and café; first floor workspace; **creative technology hub**; Gym; new windows; Eco M&E systems; heritage facade & eastern elevation external works(underway)
- 12 Claremont – full renovation of much-loved historic building as art gallery, workspace and a hosting centre for ‘ethical nomads’
- Eagle House – TF enabled freehold purchase, full renovation is to be funded with YIF



Public Realm and Green Connections

Project led by: East Sussex County Council

Towns Fund grant: £9,754,458

Total project value: £10,154,458

- The public realm and green connections project is to build on the character of Hastings as an energetic and creative coastal community to support resurgence of its centre as a thriving, well-connected and healthy place. This will be achieved through the delivery of high quality, relevant and catalytic public realm initiatives, bringing nature and bio-diversity into the town and promoting active travel.
- Key Milestones
 - Commence RIBA 3 Design – Oct 2023
 - Mobilise contractors for RIBA 4/5 – Spring 2024
 - Finish Detail design – Winter 2024/5
 - Finish Construction 2026

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Broadening Futures Together

Project led by: Education Futures Trust

Towns Fund grant: £417,121 Project Completed

Total project value: £686,896

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- Unique partnership between Education Futures Trust and Plumpton College
- Developing a 18,000m² semi-derelict site in a deprived ward; the new education centre will create opportunities for learning and skills development for local residents.
- Building on EFT's existing support-based courses for hard-to-reach groups and providing a progression opportunity onto more structured and formal learning, leading eventually to accredited training



Town Living



Project led by: Hastings Borough Council

Towns Fund grant: £1,037,615

Total project value: TBC

- Residential development scheme aiming to produce additional affordable housing units in Hastings town centre with long term tenancies.

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Project currently under review due to the council's financial position

- The original proposal was for the development of 24 Wellington Square. However, due to various risks including financial, suitability and deliverability of the project this building is being withdrawn from the programme.
- The programme team together with the Town Deal Board will consider alternative ways of delivering homes in the town centre with other potential providers using the £1m fund allocated towards this project.



Green Construction, Energy and Vehicle Training Centre

Project led by: East Sussex College Group

Towns Fund grant: £2,638,758

Total project value: £3,068,758

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- Re-configuration of existing spaces to facilitate off-campus courses, create capacity to enhance the existing curriculum and enable a new build extension
- New and existing courses for sustainability, retrofit and natural environment
- Will provide new training and skills opportunities for students aged 16-19, adults and higher education
- 650m² of new build and refurbished education facilities
- Focus on a high skilled offer around green and sustainable technologies



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