

**Agenda Item No:**

**Report to:** Charity Committee

**Date of Meeting:** 7th June 2011

**Report Title:** Foreshore Trust Repairs and Renewals Programme

**Report By:** Virginia Gilbert  
Head of Amenities & Leisure Services

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**Purpose of Report**

To inform the Committee of the forward plan of repairs and renewals which will form part of the Foreshore Trust business plan and to seek authorisation for spending on rubble clearance in the White Rock Baths.

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**Recommendation(s)**

- 1. That the Charity Committee consider the draft repairs and renewals plan.**
- 2. That the Charity Committee agree an allocation of £75,000 towards an asbestos survey and rubble clearance in the White Rock Baths.**
- 3. That the Committee delegate the award of contracts to the Chief Executive or his nominee in consultation with the Chair of the Charity Committee, subject to HBC Financial Operating Procedures.**
- 4. That a proposed Foreshore Trust business plan will be reported to the next meeting of the Charity Committee.**

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**Reasons for Recommendations**

In order to manage its capital and income prudently, the Charity Committee requires a rolling forward plan of mandated works to Foreshore Trust assets and proposals for amenity and commercial income investments.

The White Rock Baths is being prepared for its return to commercial use. Any further works within the building are hampered by the excessive accumulation of rubble which is affecting investigations and causing health and safety concerns. An asbestos survey is also necessary to reveal the extent of any asbestos within the rubble prior to removal.

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## Introduction

1. The attached plan illustrates anticipated costs relating to a programme of repairs, renewals and improvement for Foreshore Trust assets. This programme will be subject to refinement after the detail of land boundaries and asset responsibilities, currently subject to assessment by the Trust's surveyor and the Council, are agreed.
2. The costs are broken down into three types: cyclical repairs, capital projects and improvement works that have been identified through a number of sources.
3. It is important to note that the costs are provisional estimates. In cases where the extent of work is yet to be determined, the items are marked 'TBC' and no budget provision shown against them. The items in this programme are in addition to the regime of inspection and maintenance under the current operational and management agreement between the Foreshore Trust and the Council.

### Cyclical Repairs

4. The items in this section relate to regular planned maintenance e.g. small repairs and decoration. They also cover the cyclical repairs of the concrete structures identified by the current regime of inspection and testing.
5. These items will ensure that the assets continue be visually attractive and reduce risks of injury.

### Essential Projects

6. The items in this section are larger repairs necessary to maintain the structural condition of assets and the costs detailed are based on extending asset life for a further five years until the next major review of their condition.
7. Items for replacement, such as timber beach access steps, are also included and phased over the next four years.

### Improvements

8. The items detailed in the third section relate to service improvements and priorities such as those identified and supported by the Coastal User Group. They also include works recognised as necessary to make existing assets more commercially attractive, e.g. White Rock Baths, but these do not reflect the full extent of refurbishment that may be necessary. This will be dependent upon the terms negotiated with any prospective tenant.

### Proportion of Costs

9. The costs are based on our current knowledge of HBC/Foreshore Trust land boundaries. A number of site visits have now been arranged with HBC officers and Foreshore Trust appointed Land Surveyors to clarify details of the boundary on the ground.

## Current Priorities & Development of Future Items

10. The most urgent items are enabling works to make the White Rock Baths more commercially usable if proposals for its use are taken forward.
11. The programme also notes improvements currently identified by the Coastal User Group as service priorities. Further proposals that are presently emerging e.g. Play Facilities, Cycle Hire, Beach Decking, will be assessed and added to the programme if they are supported.
12. We have recently advertised widely for expressions of interest for providing seafront leisure, catering and commercial proposals and will be assessing the initial responses for a report to a future meeting of the Charity Committee.

### White Rock Baths

13. The Charity Committee has previously agreed an allocation of £75,000 for works to reconnect or replace the sewage system in the Baths. The assessment of the old sewage system and feasibility of renewal is underway.
14. Any further works within the building are hampered by the excessive accumulation of rubble which is affecting investigations and causing health and safety concerns. An asbestos survey is also necessary to reveal the extent of any asbestos within the rubble prior to removal.
15. The request for authorisation of a £75,000 budget for these works is based upon the first formal quotation we have received. Actual figures may differ as further quotations are assessed. The Committee is asked to allocate the budget and delegate authority to spend to HBC officers in consultation with your Chair, subject to HBC Financial Operating Procedures for contracts.

### The Foreshore Trust Business Plan

16. A comprehensive business plan for the operation of the Foreshore Trust over the next five years is being developed and will be reported to your next meeting. The repairs and renewals programme will form part of the business plan.

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### Wards Affected

Castle, Central St. Leonards, Old Hastings, West St. Leonards

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### Area(s) Affected

Central Hastings, East Hastings, South St. Leonards

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### Policy Implications

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

Equalities and Community Cohesiveness      No

Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	Yes
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No

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### Background Information

draft forward plan

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### Officer to Contact

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The appended plan relating to a programme of repairs, renewals and improvement for Foreshore Trust assets cannot be published on the Council's website because it consists of a table. A copy may be obtained from Elaine Wood, Principal Committee Administer, email [ewood@hastings.gov.uk](mailto:ewood@hastings.gov.uk) or tel. 01424 451717