

**CHARITY COMMITTEE**  
**24 APRIL 2012**

Present: Councillors Barlow (in the Chair), Cooke and Kramer.  
Also in attendance Mr Chris May, Protector.

**43. DECLARATIONS OF INTEREST**

There were no declarations of interest made at this meeting.

**44. MINUTES**

**RESOLVED – that the minutes of the meeting held on 26 March 2012 be approved and signed by the Chair as a correct record.**

**40 COMMUNITY SHOWROOM**

The Head of Regeneration and Planning Policy reported on revised proposals received from the Hastings Pier and White Rock Trust (HPWRT) for a community showroom. She sought approval for the leasing of part of the promenade to the Hastings Pier Charity (HPC) or the HPWRT in respect of these.

At the start of the meeting the Chief Legal Officer referred to information provided to the Committee at its meeting in March 2011 regarding conflict of interest. She read out that advice from the then Borough Solicitor and concluded that no conflict of interest existed for members of the Charity Committee.

The Head of Regeneration and Planning Policy updated her written report at the meeting and circulated the minutes of the meeting of the Coastal Users Group held on 19 April, which had considered the proposal. She also circulated the Landowner Permission Form, completion and submission of which was a requirement of the Veolia Environmental Trust for consideration of applications for funding. The Chief Legal Officer read out sections C 1) to 4) of the form, which she would have to sign on behalf of the responsible officer for the landowner. The Committee agreed the requirements of the form.

In March 2011 the Charity Committee had given in-principle approval for the granting of a fifteen-year lease to the HPC for a pre-fabricated structure to be erected on a raised deck within the western light well of the White Rock Baths. The plans eventually proved to be unviable for a number of reasons.

The revised proposal was for the erection of a free-standing single-storey structure on the promenade between the western light well and the escape stair of the White Rock Baths. It was not envisaged that the structure would obstruct the free passage of pedestrians and cyclists along the southern and northern aspects of the promenade. A site plan was appended to the report together with a prospectus that the HPWRT was using to raise awareness of and investment in the facility by the general community. The Estates Manager orally reported that she had instructed independent surveyors to

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prepare a report. They had indicated that they might recommend the charging of a ground rent.

The report contained details about the cost of installing the showroom and information about the grant application. The HPC was seeking a £25,000 investment from the Foreshore Charitable Trust. The Grants Advisory Panel would consider this request and make recommendations to the next regularly scheduled meeting of the Charity Committee. The Head of Finance asked about a discrepancy between the total of the grants being applied for (£125,000) and the projected costs of £150,000. Simon Opie, Chief Executive of HPWRT, was present and he stated that the difference was the VAT. He advised that the total cost of £150,000 was inclusive of VAT and that they would be able to reclaim the VAT costs in full.

The report also contained details of the proposed main heads of terms for the lease. The proposal was similar to that previously approved. The main differences being that it would be a different location and structure, a 20 year lease instead of 15 years and Investment of £25,000 instead of a grant of £120,000.

Councillor Kramer moved approval of the recommendations to the report, which was seconded by Councillor Cooke.

**RESOLVED (unanimously) – that: -**

- 1) the granting of a 20-year lease at a peppercorn rent to the Hastings Pier Charity or the Hastings Pier and White Rock Trust be agreed in principle for the installation and occupation of a moveable single storey structure on that part of promenade that lies between the western light well and the escape stair of the White Rock Baths, such agreement in principle being subject to:
  - a) Planning and Building Regulations consents; and**
  - b) The main terms and conditions set out in Section 15 of the report;****
- 2) the Estates Manager be delegated authority, in consultation with the Chairman of the Foreshore Trust, authority to finalise and complete the lease;**
- 3) permission be given for the installation of a tank within the western light well as part of a discrete foul drainage system for such structure, which is to serve initially as a community showroom for the lessee; and**
- 4) the Grants Advisory Panel be requested to consider and make recommendations on a request for an investment of £25,000 by the Foreshore Charitable Trust in the costs of installing the facility.**

**Reason for the decision: -**

Former plans to erect a community showroom on a deck over the western light well of the White Rock Baths had proved to be unfeasible.

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The plans had been revised, and approval was now sought for the erection of a new structure on the promenade within the demise of the White Rock Baths.

(The Chair declared the meeting closed at 6.58 pm.)

The Committee thanked Councillor Barlow for his excellent chairing of the Committee since the Charity Committee came into existence last year, this being his last meeting before retiring as a Borough Councillor at the elections in May)