

Agenda Item No: 6

Report to: Charity Committee

Date of Meeting: 26th September 2012

Report Title: White Rock Baths Update

Report By: Simon Hubbard
Director of Regeneration

Purpose of Report

To update members on progress and seek approval for delegated powers to appoint Agents to market the property.

Recommendation(s)

- 1. The appointment of Agents to conduct a marketing campaign for White Rock Baths is delegated to the Estates Manager in consultation with the Chair.**
- 2. That the Committee consider a further report in roughly six months after the commencement of the marketing exercise.**

Reasons for Recommendations

To progress the consideration of options around White Rock Baths.

Background

1. At their last meeting members resolved that all the following options are explored and proposals presented to a future meeting: -
 - Marketing of the premises;
 - Limited improvements to the premises; and
 - Capping off and use of the space above; and
2. Members of the Coastal Users Group [CUG] visited the premises on 8th August to see for themselves the current conditions. Although the challenges are very apparent the clearance of much of the debris in the building (together with asbestos treatment) has improved the appearance of the Baths considerably.
3. In order to progress the first option the Estates Manager sent a brief to three Agents inviting them to submit proposals for marketing the premises. The Agents are all considered to be suitably qualified to advise the Charity.
4. The CUG met on 30th August and supported the appointment of Agents to market the premises. They also received a presentation on the potential of the premises from Mr. Philip Oakley based upon experience in bringing forward projects in London and Leeds. Three ideas were also submitted by Judy Scott.

Appointment of Agents

5. Submissions have been received from two of the Agents and these are currently being analysed. At this stage it is not possible to make a recommendation so delegated powers are sought to appoint an Agent on the best terms obtainable to the Charity.

Implications

6. Given the significance of the premises it is clearly important to ensure that significant efforts are made to find a constructive use. However, it is not possible to know the potential costs involved until the marketing exercise has been undertaken.
7. Significant sums of money are currently outlined within the Trust's business plan which might be used for restoring the White Rock Baths. The Trust will need to consider in due course the amount of funding that might be available to improve the attractiveness of these premises as against other demands on its resources.
8. It is proposed that a further report is made in around 6 month's time.

Wards Affected

None

Area(s) Affected

None

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	No
Economic/Financial Implications	No
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

Background Information

None

Officer to Contact

Simon Hubbard
shubbard@hastings.gov.uk
01424-451753
