

Agenda Item No:

Report to: Charity Committee

Date of Meeting: 10 December 2012

Report Title: Stade Hall, etc., update on proposed management arrangements

Report By: Richard Homewood
Director of Environmental Services

Purpose of Report

To Update the Charity Committee on the proposed management arrangements being developed for the Stade (Hall + Open Space) and seek agreement in principle to these proposals to date

Recommendation(s)

- i) Progress on devolving the management of Stade Hall and the Stade Open Space to the Stade Hall Trust is noted; and
- ii) the proposals are agreed in principle subject to further discussions with the proposed Stade Hall Trustees.

Reasons for Recommendations

- i) To ensure that the Charity Committee is aware of the plans to devolve the management of Stade Hall and the Stade Open Space and progress to date.
- ii) To secure agreement in principle to the proposed arrangements.

Introduction

1. Stade Hall opened in March 2011, and most of the Stade Open Space was completed in May 2011, fully opening in March 2012 once the Jerwood Gallery was completed.
2. Stade Hall is built entirely on land owned by the Foreshore Trust ('FT'), whilst the FT/HBC boundary cuts across the Stade Open Space from north-west to south-east, with approximately the north eastern third belonging to HBC, the south-western two thirds belonging to the FT.
3. From a very early stage in the planning of the Stade improvement project, it was intended that Stade Hall, and the Stade Open Space, would be managed by a community group; indeed, our successful bid for 'Sea Change' funding was based on this.
4. A Stade Hall Trust is being established; a company limited by guarantee has already been set up, and a charity is being formed, indeed the papers are with the Charity Commission and a charity number is awaited. Currently Yasmin Ornsby, chair of the Stade Partnership, chairs the trustees. Other trustees include Paul Joy, Chair of Hastings Fishermen's Protection Society, Paul Carter, chair of the East Hastings Sea Angling Association, Dick Edwards, chair of Hastings Old Town Residents' Association. In addition, Steve Manwaring, Director of Hastings Voluntary Action advises the group. Council Officers have also been attending meetings of the group to give advice.
5. This group has been meeting for some time now, and discussions on the management arrangements between the Stade Hall Trust and the Foreshore Trust would work have made some progress but it has not been as rapid as we might have liked.

Stade Hall Trust

6. There has been considerable discussion about the terms on which the trustees take 'ownership' of the hall and responsibility for managing the open space, and separate meetings have been held involving our chief legal officer and estates manager and the trustees. The Charity Committee unanimously agreed the principles of such an arrangement at their meeting of 7th June 2011
7. Following these, the trustees were written to on 2nd October, and told that we were keen to progress the discussions on the following basis :-
 - A tenancy of Stade Hall (excluding the public toilets i.e. of the hall itself, the classroom, the office and the main lobby area), with the Stade Hall trustees taking sufficient percentage (to be determined) of any income made from letting out the hall/classroom/office, and the Stade Open Space to cover reasonable costs, including the provision of staff to manage the operation as necessary. The remainder of the income to go to the Foreshore Trust.
 - The Stade Hall trustees to manage the booking of Stade Hall (hall/classroom/office), and the Stade Open Space.

- The Stade Hall trustees to insure Stade Hall, and be responsible for day to day running costs including cleaning, and utility bills associated with the running of the building (excluding public toilets).
- The Foreshore Trust to maintain the fabric of the building, and the maintenance of plant and equipment both inside the hall, and on the Stade Open Space.
- The Foreshore Trust to pay for routine cleaning and lighting of the Stade Open Space (as it does now), with the Stade Hall trustees responsible for any special cleaning required after an event, and any power/water directly used by an event (these costs would normally be recovered from the event organiser).
- HBC to pay its way for events in Stade Hall and/or the Stade Open Space (as we do with SMIC, etc.)
- HBC/the FT to retain a 'golden vote' (i.e. the power of veto, which it wouldn't use unreasonably) on events which it doesn't consider appropriate, as per the already agreed events policy.

The trustees were also advised that, as The Foreshore Trust is a charity, all of the above is strictly on the basis that the Stade Hall Trust is itself a registered charity:- as noted, the Stade Hall Trust has already applied for charitable status to the Charity Commission, so this shouldn't be a problem.

8. The chair of the Charity Committee has been advised of the current position.
9. Concern has however been expressed that the membership of the Trust is too focussed on the Old Town and might not fully represent the interests of the Foreshore Trust. There is a view therefore that membership of the proposed Stade Hall Trust should be extended to include a representative from other parts of the Borough and also include an elected representative from outside of the Old Town. A meeting is being arranged with the current proposed trustees to discuss this further.
10. Further discussions are also necessary regarding the exact nature of the 'tenancy' arrangements for occupying the building and in relation to the extent of the repairing obligations for the Stade Hall Trust.

Recommendation

11. i) Progress on devolving the management of Stade Hall and the Stade Open Space to the Stade Hall Trust is noted.

Wards Affected

Ashdown, Baird, Braybrooke, Castle, Central St. Leonards, Conquest, Gensing, Hollington, Maze Hill, Old Hastings, Ore, Silverhill, St. Helens, Tressell, West St. Leonards, Wishing Tree

Area(s) Affected

Central Hastings, East Hastings, North St. Leonards, South St. Leonards

Policy Implications

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

Equalities and Community Cohesiveness	Yes
Crime and Fear of Crime (Section 17)	No
Risk Management	Yes
Environmental Issues	Yes
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	Yes
Local People's Views	Yes

Background Information

Charity Committee Report On Stade Hall Lease, 7th June 2011 and Associated Minute

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