

**Agenda Item No:** 6

**Report to:** Charity Committee

**Date of Meeting:** 1 July 2013

**Report Title:** Stade Hall and Open Space - Management arrangements

**Report By:** Virginia Gilbert  
Head of Amenities, Resorts and Leisure

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### **Purpose of Report**

To seek the agreement of the Charity Committee to changes in the proposed management arrangements for the Stade Hall and Open Space

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### **Recommendation(s)**

That the Charity Committee approve the new arrangements and delegate any minor changes to the draft constitution to the Corporate Director, Environmental Services, in consultation with the Chair of the Charity Committee.

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### **Reasons for Recommendations**

The original proposal for management of the Stade Hall and Open Space called for the creation of a charitable trust who would lease the area from the Foreshore Trust and run the facilities. A founding group of trustees were selected following community consultation.

It has become apparent that a complete handover of the facilities creates an operational responsibility that is overly complex and financially problematic for a small group of trustees. An alternative arrangement has been proposed which will create a Management Advisory Committee to oversee the use of the facilities whilst leaving operational management with the HBC Leisure service on behalf of the Foreshore Trust.

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## Introduction

1. The 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. The 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 activities in the Stade Hall, and the Stade Open Space would be subject to a high level of community involvement; indeed, the successful bid for 'Sea Change' funding was based on this.
4. The original proposal was that a Stade Hall Trust was established and that the hall and open space would be leased to this trust and run by them. After considerable discussion between the proposed trustees and Council officers representing the Foreshore Trust, it is proposed that modifications should be made to the original plan for handover to a Trust.
5. The new arrangement calls for a Management Advisory Committee to oversee the use of the facilities and advise on future developments. The day to day operational management of the facilities will remain with the Foreshore Trust through the HBC Leisure service. The proposed constitution for the Advisory Committee is attached as Appendix 1.

## Stade Hall Trust

6. Currently Yasmin Ornsby, chair of the Stade Partnership, chairs the proposed trustees. Other proposed trustees include Paul Joy, Chair of Hastings Fishermen's Protection Society, Paul Carter, chair of the East Hastings Sea Angling Association, and Dick Edwards, chair of Hastings Old Town Residents' Association. It has been agreed that Councillor Trevor Webb will join the group, representing HBC, in addition to a community representative from the wider Borough and an education representative. Steve Manwaring, Director of Hastings Voluntary Action advises the group. Council Officers have also been attending meetings of the group to give advice.
7. The Charity Committee unanimously agreed the principles of transfer of the facilities to the Stade Hall Trust at their meeting of 7th June 2011 on the following basis:
  - A tenancy of Stade Hall 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, the maintenance of plant and equipment, routine cleaning and lighting, in the hall and on the Stade Open Space.
- 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/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.

## Proposed Management Advisory Committee

8. In subsequent discussions with the proposed Trustees, it has become apparent that a business case for a sustainable operation is not possible at current income levels without a substantial injection of funding from the Foreshore Trust. It is also questionable whether there is merit in creating a parallel operational organisation when these capabilities already exist within HBC service areas operating on behalf of the Foreshore Trust.
9. The original arrangement was proposed to ensure that strong community involvement is maintained over the new facilities. This is mainly a matter of the uses to which the facilities are put, their availability for community groups on an affordable basis and the types of events that are held. These aims can be accomplished by using the model of an advisory committee, as has been demonstrated elsewhere in the Borough such as at Hastings Country Park and Combe Valley Countryside Park, without a transfer of significant financial and organisational obligations.
10. As a result of discussions with the trustee group, the attached constitution for an advisory committee has been drafted and comments sought from the trustee group. The general principles of the constitution have been agreed but there may still be some further revisions as final comments are received.

## Comments from the Coastal Users' Group

11. The Coastal Users' Group has been consulted about this proposal which was discussed at their 17th June meeting. There were two comments made:
  - The Group wanted assurance that the Management Advisory Committee reflects the interests of the wider borough rather than just the Old Town. The inclusion of community and educational representatives, the HVA advisory role and the HBC ward councillor from outside the Old Town should ensure a balance of views.

- The HOTRA representative wished to be reassured that the final decision on events on the Open Space was based on an established policy rather than decisions by individual officers. It was stated that the formally adopted Events Policy of the 29 March 2011 Charity Committee would be the guiding document.

## Recommendation

12. That the Charity Committee approve the new arrangements and delegate any minor changes to the draft constitution to the Corporate Director, Environmental Services, in consultation with the Chair of the Charity Committee.

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## 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

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## Area(s) Affected

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

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## 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	No
Environmental Issues	No
Economic/Financial Implications	No
Human Rights Act	No
Organisational Consequences	No
Local People's Views	Yes

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## Background Information

Appendix A - Draft Constitution for Stade Hall and Open Space Management Advisory Committee

Link to the Charity Committee report on the Events Policy:

[http://www.hastings.gov.uk/decisions\\_democracy/council\\_meetings/meetings/](http://www.hastings.gov.uk/decisions_democracy/council_meetings/meetings/)

The document is filed under the Charity Committee of March 2011.

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## Officer to Contact

Virginia Gilbert  
 vgilbert@hastings.gov.uk  
 01424 781956

