

Charity Committee Agenda

Monday, 21 March 2016 at 6.00 pm

Birch Suite, 5th Floor, Aquila House, Breeds Place, Hastings, TN34 3UY

For further information, please contact Emily Horne on 01424 451719 or email ehorne@hastings.gov.uk

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1.	Apologies for Absence	
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3.	Minutes of the meeting held 14 December 2015	1 - 6
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5.	Foreshore Trust - Events Grants 2016/17 <i>(Monica Adams-Acton, Assistant Director Regeneration & Culture)</i>	7 - 16
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10.	Foreshore Trust 2016/17 Budget and Financial Report <i>(Peter Grace, Assistant Director, Financial Services and Revenues)</i>	33 - 42
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13.	Additional urgent items (if any)	
14.	Exclusion of the public To resolve that the public be excluded from the meeting during the consideration of the items of business listed below because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt' information as defined in the paragraphs of Schedule 12A to the Local Government Act 1972 referred to in the relevant report.	

15. Stade Amusements Site
 (*Amy Terry, Estates Manager*)

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CHARITY COMMITTEE

14 DECEMBER 2015

Present: Councillors Hodges (Chair), Forward and Cartwright. Also in attendance Chris May, the Protector and Andrew Colquhoun Chair of the Grants Advisory Panel.

19. APOLOGIES FOR ABSENCE

None.

20. DECLARATIONS OF INTEREST

None.

21. MINUTES OF THE MEETING HELD 28 SEPTEMBER 2015 AND MINUTES OF THE HASTINGS & ST. LEONARDS FORESHORE CHARITABLE TRUST (FORESHORE TRUST) ANNUAL PUBLIC MEETING HELD 28 SEPTEMBER 2015

RESOLVED – that the minutes of the meeting held on 28 September 2015 and the minutes of the meeting of the Hastings and St. Leonards Foreshore Charitable Trust (Foreshore Trust) Annual Public meeting held on 28 September 2015 be approved and signed by the Chair as a correct record

22. NOTIFICATION OF ANY URGENT ITEMS

None.

23. WHITE ROCK BATHS UPDATE

The Assistant Director Regeneration and Culture presented a report to update the committee on the progress of the refurbishment works and lease arrangements at the White Rock Baths.

In addition to investment by the Trust, funding for the project included contributions from Hastings Borough Council, East Sussex County Council, Coastal Communities Fund and the Source. The estimated project costs were revised upwards from an early outline estimate of £822,000 to £1,020,000 following a tendering process.

Additional works to the value of approximately £127,000 were required, bringing the final estimated cost to £1,158k, which is approximately £13% over the revised estimate. This additional cost will be funded by a loan from the Council on similar terms as those agreed for the first Council loan. However, this loan will be written off subject to satisfactory valuation and transfer of ownership to the Council of a small parcel of land that is currently in the Trust's ownership.

Works commenced in March 2015. Additional works, bad weather and delays in power supply connections have led to some delays. Commissioning of new systems is now

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underway, and practical completion of the main works is imminent. The lease to the Source will take effect in early 2016, and there is a planned opening date in the first half of February.

The project has been well received by the public and press has been positive at local and national levels. The Source is planning one international and a number of regional events each year.

Councillor Hodges congratulated all involved in the success of the project.

Councillor Cartwright asked that members be invited to visit the site before it opens. He hoped that the Source will advertise the Foreshore Trust Project and promote their own contribution.

Councillor Forward proposed approval of the recommendations to the report, seconded by Councillor Cartwright.

RESOLVED (unanimously) to:

To note the progress of the works and imminent leasehold occupation of the premises by The Source

The reason for this decision was:

In June 2014, the Charity Committee approved a proposal to refurbish the White Rock Baths and lease it to the Source for use as a BMX and skateboard facility, subject to funding support from Hastings Borough Council and East Sussex County Council. The refurbishment works are now nearing completion.

24. RE-APPOINTMENT OF GRANTS ADVISORY PANEL MEMBERS

The Chief Legal Officer presented a report to re-appoint three original members of the Grant Advisory Panel who were initially appointed in 2011.

Recent changes to the Grants Advisory Constitution state that whilst new members would be appointed for a term of three years, the original members could be re-appointed for a second term of four years.

At the Grants Advisory Panel AGM on 11th November, Steve Manwaring confirmed he wished to be reappointed for a term of four years. After the AGM Karen Rigby-Faux and Judith Monk confirmed they wished to be re-appointed for a term of three years each.

The Chair thanked the members for their work.

Councillor Hodges proposed approval of the recommendations to the report, seconded by Councillor Cartwright.

RESOLVED (unanimously) to:

Re-appoint Judith Monk and Karen Rigby-Faux for a further period of three years and Steve Manwaring for a further period of four years.

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The reason for this decision was:

Originally, the five members were appointed for an indefinite period. This was later changed to two of the original members to retire after two years so that recruitment should be undertaken biennially. This was later further amended as it did not work with an uneven number of members. Two members were subsequently re-appointed in 2013.

25. FORESHORE TRUST FINANCIAL REPORT

The Assistant Director – Financial Services & Revenues presented a report to advise Members of the financial position of the Trust for current financial year.

The Charity Committee had two main income streams, namely car parking and property leases/ licences. Financial Monitoring statements were appended to the report which provided detail of the costs being incurred on major projects within the business plan and income.

In March 2015, the Trust had agreed its budget for 2015/16, with a projected surplus of £248,000 (before grants, capital charges and reserves). The Assistant Director – Financial Services & Revenues advised that income is anticipated to be £16K over the original budget and expenditure projections were currently £3K less than the original budget.

Although the programmed spend will continue to reduce the cash balances held by the Trusts, reserves would continue to be maintained above the minimum level identified in the reserves policy, subject to no unexpected calls on the reserves and no reduction in the expected levels of car parking and fee income.

The Assistant Director – Financial Services & Revenues advised that essential repairs to the White Rock Baths continued and as such required flexibility in the budget. The report noted an increase in funding for resurfacing from Robertson Street to the Pier which had been agreed by the Charity Committee. Expenditure on the landscaping/water feature works; newly proposed soakaways for the Winch Road project, and the cost of the kiosk had been excluded from the Business Plan for the present. Spend on safety signage (RNLi signs) and the landscaping/water feature works which requires further approval will not occur until 2016/17.

Councillor Forward proposed approval of the recommendations, as set out in the resolution below, seconded by Councillor Cartwright.

RESOLVED (unanimously) to:

- 1. To agree the current financial position for 2015/16**
- 2. To agree the revisions to the Business Plan**

The reason for this decision was:

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The Council has the responsibility for the proper management of the financial affairs of the Trust. In doing so it complies with Accounting Codes of Practice and the high standards required for the accounting of Public money.

A surplus in line with budget expectations is anticipated for 2015/16 in respect of ongoing operations.

26. ANNUAL REPORT OF THE GRANT ADVISORY PANEL 2014/15

The Chair of the Grants Advisory Panel presented his annual report on the work of the Panel.

The Grant Advisory Panel was established in March 2011 to advise on and administer the Foreshore Trust Grants programme.

The report gave an overview of the Panel's activities in 2014/15 relating to the small grants programme and events grants programme, and also included a number of case studies about the beneficiaries of these grants which illustrated the positive impact of the Trust's grants programmes on the town.

The report identified changes to the membership of the Panel. In September 2014, Sandra Garner resigned and Andrew Colquhoun succeeded her as the Chair. In January 2015, Dick Edwards resigned and Charles Sharrod was appointed.

The Committee expressed their thanks to the Grants Advisory Panel for its hard work in dealing with the applications and to the Chair for a comprehensive and informative report. The Committee also thanked officers in the Regeneration team for their support to the Panel.

Councillor Cartwright proposed approval of the recommendations to the report, seconded by Councillor Forward.

RESOLVED (unanimously) that the Charity Committee acknowledges the work of the Grant Advisory Panel and its Annual Report 2014/15.

The reason for this decision was:

This is the fourth annual report from the Grant Advisory Panel of the Foreshore Trust. The Grant Advisory Panel was established in March 2011 to advise on and administer the Foreshore Trust Grants programme.

27. NOTES OF THE HASTINGS & ST. LEONARDS COASTAL USERS' GROUP AGM HELD ON 17 NOVEMBER 2015

The notes of the Hastings and St. Leonards Coastal Users' Group AGM held on 17 November were submitted.

RESOLVED (unanimously) that the minutes of the meeting of the Hastings and St. Leonards Coastal Users' Group AGM held on 17 November 2015 be received and noted.

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28. ADDITIONAL URGENT ITEMS (IF ANY)

None.

(The Chair declared the meeting closed at. 6.33 pm)

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Agenda Item 5



Report to: Charity Committee

Date of Meeting: 21st March 2016

Report Title: Foreshore Trust - Events Grants 2016/17

Report By: Monica Adams-Acton
Assistant Director for Regeneration and Culture

Purpose of Report

To present the recommendations of the Grant Advisory Panel (GAP) in respect of applications for Events Grants 2016 – 17

Recommendation(s)

That the Charity Committee considers for approval the events grants recommendations of the GAP as set out in Appendix 1.

Reasons for Recommendations

The Grant Advisory Panel has appraised the merits of the applications received for events grant support and has made a number of recommendations for grant awards that can be funded from the 2016 – 17 budgets. These were rigorously assessed with detailed discussion on each application at the GAP meeting on 2nd February 2016.

Background

1. The Foreshore Trust's Events Grants Programme is a funding regime that supports organisations delivering events that have a variety of positive social and economic impacts.
2. All of the applications for funding are assessed in terms of the organisations' ability to deliver their proposals and this is the third year that the Foreshore Trust Charity Committee has allocated £20,000 from its budget to support events on Foreshore Trust land only.

Events Grants Awards 2016 - 17

3. The process used to invite and evaluate grant applications in this fourth year of the programme was in accordance with the protocols agreed by the Charity Committee in December 2014. Twenty three applications for grant were received and each one was reviewed and assessed by two members of the GAP.
4. The Panel met on 2nd February 2016 to discuss the respective merits of each application. Its recommendations are set out in the report from the GAP Chair (Appendix 1).
5. In total 11 projects are recommended for approval with some subject to conditions. The amount recommended totals £19,786 leaving only £214 for further consideration by the Charity Committee.

Policy Implications

6. The Foreshore Trust's Events Grants Programme is a funding regime that will impact positively on the economic and financial environment in the Borough, and will assist organisations in delivering a range of activities for local people.

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

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	Yes
Human Rights Act	No

Organisational Consequences	No
Local People's Views	No
Anti-Poverty	No

Additional Information

Appendix 1 – Report by the Chair of the Grants Advisory Panel with the Panel's recommendations.

Officer to Contact

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Report to: Charity Committee

Date of Meeting: 21st March 2016

Report Title: Foreshore Trust Events Grants Round 4 Recommendations 2016-17

Report By: Andrew Colquhoun
Chair, Foreshore Trust Grants Advisory Panel

Purpose of Report

To make recommendations as to which organisations should be funded under the Foreshore Trust Events Grant Programme and the allocations that will be made to each.

Recommendation(s)

To approve the Grant Advisory Panel's (GAP) recommendation to award Events Grants to the organisations shown in Appendix A

Reasons for Recommendations

The recommended organisations for grant funding have been selected following an open application process, and awarded to those considered by the GAP to best meet the Foreshore Trust's aims and objectives.

Background

1. The Foreshore Trust Events Grants Fund is a small grants scheme to increase public enjoyment of the Foreshore Trust's land by encouraging a year-round programme of events. Around £20,000 is available for the 2016/17 financial year for small grants of up to £2,000 each.
2. Hastings Borough Council, as administrator for the Foreshore Trust Events Grants Programme, advertised the programme in November 2015 in the Hastings Voluntary Action newsletter, the Hastings Observer and in East Sussex County Council's external funding newsletter. An e-mail was also circulated to all previous Foreshore Trust grant applicants. The deadline for receipt of applications was 14th January 2016.

Assessment of applications

3. A total of 43 enquiries were received for the events grant and by the closing date, 23 applications had been received. The total amount requested was £44,384.
4. The GAP met on 2nd February 2016 to review and recommend the applications. The eight members were paired up into four teams to appraise a selected number of applications and these were then jointly reviewed at the meeting.
5. All GAP members had previously declared conflicts of interest which precluded them from appraising applications from particular organisations.
6. In assessing the applications, the GAP attempted to ensure the events were spread out throughout the year and at as many different areas of the Foreshore Trust land locations as possible.
7. Following a full assessment process, GAP members agreed to the recommendations shown in Appendix A.
8. Of the 11 applications approved, GAP recommends to the Charity Committee that two of these be considered for funding at a slightly lower level.
9. All the events are to be delivered during the 2016/17 financial year. The amount recommended totals £19,786. This leaves a balance of £214, which it is suggested be carried forward to the next round of Foreshore Small Grants.

Policy Implications

9. The Foreshore Trust's Events Grants Programme is a funding regime that will impact positively on the economic and financial environment in the Borough, and will assist organisations in delivering a range of activities for local people.

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

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	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	Yes
Anti-Poverty	No

Additional Information

Appendix A – Foreshore Trust Events Grants Programme Recommendations 2016/17

Appendix A - Recommended Applications

Foreshore Trust Events Grants Programme Round 4 2016-17

Applicant	Project Name	Funding recommended
18 Hours Ltd	<p>Journey's Dance Festival A free dance festival on July 23rd at the Stade Open Space. Introducing two dance troupes from Mayotte – French islands between Tanzania and Madagascar (never before seen in the UK). Dancers will work with local dance groups and invite new forms of participatory and inclusive dance to audiences in Hastings. The programme will reflect traditional and contemporary dance to challenge stereotyping. Local dance groups will also perform as part of the programme</p>	£2,000
Creating Community 1066	<p>Hastings & 1066 Country Cartoon Festival A cartoon festival including:</p> <ul style="list-style-type: none"> • an event on the Stade with cartoonists from Britain & France (French engagement is dependent on match funding) engaging with local people and visitors, including workshops in Stade Hall • an exhibition in Stade Hall of work by local people in workshops leading up to the Festival <p>The event will use 1066 and the Bayeux Tapestry as a device to encourage participants to explore contemporary life using the medium of the gag cartoon.</p>	£1,986
Disability Inclusion CIC	<p>Accessible Cookery, Poetry and Storytelling Workshops Our project aims to provide two days of cookery and poetry / storytelling workshops for the community during Disability History Month and the week of International Women's Day in a venue which has good disabled access and is close to good public transport links.</p>	£2,000
Hastings Fat Tuesday Ltd	<p>Umbrella Parade & Preservation Sunday 2017 The Umbrella Parade & Preservation Sunday (the event), is a popular aspect of the festival that is enjoyed by a broad and diverse range of participants. There will be umbrella workshops on the weeks running up to the event and on the event itself, the participants march from the Old Town to the Town Centre along the seafront with various marching bands and street performers, to a destination venue where the music continues.</p>	£1,000
Hastings Storytelling Festival Ltd	<p>Children's Parade 2016 Hastings Storytelling Festival will extend schools' participation opportunities for involvement in the Children's Parade at The Stade on Sunday November 13th. We have 5 school members and 2 further schools already waiting to join in our planned extended programme in 2016. In response to this demand, we will increase the children's sessions and particularly how we use the space at The Stade to gather the increasing number of participants.</p>	£2,000

The Horizons Community Learning CIC	Horizons 'Up and Running' Groups (a Foreshore Project) To encourage people to visit the full length of the foreshore land and access the variety of businesses, services and facilities it offers. The project is particularly aimed at local residents who wouldn't usually visit the beach areas, by offering 3 x 8 week Up and Running Courses encouraging people to Get Fit and Feel better through establishing a series of walking and running groups, consolidated by attached social events, workshops and volunteering and fundraising activities.	£2,000
Hastings Voluntary Action	1066 Cycling Festival This festival is all about promoting the seafront as a safe place to ride bikes and to promote cycling opportunities in Hastings. The project will encourage and inspire the local community to bring their bikes out of retirement and get back on them. The festival will bring the community together to celebrate different styles of cycling found in Hastings.	£2,000
Idolrich Theatre Rotto	Danny Fishbone's Dainty Dinners DANNY FISHBONE, a 2 person puppet, creates unique meals for seafront audiences on his plein air cooker/barbecue. He is accompanied by an assistant musician, whose instruments range from an upturned pan drum kit played with washing-up brushes, to percussive cutlery and watery sounding wine glasses –punctuating the puppet antics. Performances demonstrate dishes with puppetry fish foods and cookery trends. Inevitably events run amok as sparks start to fly when Michelin starred 'Fishbone' loses his cool.	£2,000
Page 15 2play CiC	Beach Explorers We would like to offer our 'beach school' experience to children and families over the spring/summer. Sessions will be weekly for 2 hours and free for children and families to attend. We would also like to send one of our practitioners on wild beach school training (by Sussex wildlife trust). We already have 2 workers wild beach school trained so would then have 3 workers available to support the sessions.	£1,800
Seaview	The Big Sleep Building on the success of last year's Big Sleep, Seaview would like to return to the Stade Open Space to hold the Big Sleep 2016. The event will involve members of the general public sleeping out for one night in cardboard boxes. Entertainment, soup and porridge run to be provided and those taking part are required to raise a minimal level of sponsorship.	£2,000
Vocal Explosion Community Choir	Vocal Explosion choir performance and workshop To entertain local people and visitors in an upbeat free event with a fully accessible workshop prior to the 'on stage' event allowing for maximum participation. Helping people of all ages and from all backgrounds to find their voice and spread the enjoyment of music from across the globe.	£1,000

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Agenda Item 6



Report to: Charity Committee

Date of Meeting: 21st March 2016

Report Title: White Rock Promenade Kiosk Proposal

Report By: Monica Adams-Acton
Assistant Director for Regeneration and Culture

Purpose of Report

The report updates the Charity Committee on the proposal for a seafront catering kiosk to be built as part of the wider White Rock Area improvements

Recommendation(s)

- 1. Support is given to proceed with the proposal from The Source to operate the White Rock kiosk on the basis of their financial offer, subject to the confirmation and evaluation of tender prices and taking into account the views of the Coastal Users Group.**
- 2. The project is added to the business plan for 2016/17 and £53627 is allocated from reserves in the 2016/17 budget, subject to satisfactory heads of terms being agreed.**

Reasons for Recommendations

A revised set of tendered prices has now been received for the White Rock Promenade area improvements. These are currently being evaluated with the support of the East Sussex Procurement Hub, and include detailed costs for the installation of a new kiosk.

A proposal to operate the kiosk has been received from The Source which officers believe offers both financial value and added advantages.

Introduction

1. Hastings Borough Council has developed a proposal to improve the public realm on the White Rock Promenade area between the end of Bottle Alley and Robertson Street. This has been in response to the need to renew critical elements such as the tarmac surface, changes to the cycle route to full shared use and a desire to improve landscaping and other facilities to complement the recently opened Source Park at the former White Rock Baths and the imminent reopening of Hastings Pier.
2. The scheme is jointly funded through a combined budget of £300k from the Foreshore Trust, Coastal Communities Fund and Hastings Borough Council.
3. The works have had to be tendered for a second time and the scope and scale of the improvements reduced as the first tenders received were far in excess of the available budget, and some details needed to be changed to secure planning consent.

Seafront Kiosk

4. In addition to revised improvements agreed with the Charity Committee, it was also agreed that the option of a seafront kiosk be included within the tender as an option. This could then be considered if a business case to warrant its construction could be developed that satisfied invest to save guidelines and Foreshore Trust criteria.
5. Planning consent for the kiosk has already been granted and all services have been located in a convenient position under the promenade to allow connection to fresh water, waste and electric supply
6. We have now received a proposal from The Source, who are now operating the Source Park BMX and Skateboard facility under a new 10 year lease with the Foreshore Trust, to operate the kiosk that includes a profit share element.
7. The Source have made a strong case within their proposal including the obvious synergies of operating the kiosk with the Source Park and the benefits of food storage and preparation, staffing, training and management support. In addition they would capitalise on the opportunities presented through coordination with other facilities and activities in the White Rock (The Source, Hastings Pier, White Rock Theatre) and wider area.
8. They have also included the provision of additional services from the kiosk that would be of benefit to customers and all users of the seafront e.g. basic tourist information, free water refilling stations (in association with a wider HBC/FT initiative), high speed wifi, cycle repair kits and free compressor pump use for cyclists and a wider product range (sunscreen etc)
9. They propose to operate a minimum of 60 hours per week in the summer and 20 hours in winter. By operating alongside the adjacent Source Park café the kiosk will benefit from the use of the purpose built preparation kitchen, excellent hygiene standards and a large pool of fully qualified staff. This would increase flexibility to

open and close according to demand. i.e. extended hours in a sunny October or shorter hours in a rainy April. This will help minimise wasted staffing costs and food waste whilst maximising efficiency and profits.

Financial Implications

10. They have made an offer of a rent of £5200 per annum and in addition would pay 10% of net profits, predicted to be an additional £1500 making a total of £6700 per annum, and expected to rise as the business develops.
11. In addition, The Source would contribute a further £19,250 of capital into the fit out of the kiosk for catering equipment etc.
12. An independent assessment of The Source's proposal has been made by Dyer & Hobbis who act for the Foreshore Trust at the request of the Estates Manager. They have confirmed that the proposal is on acceptable terms and at a market rate. The guaranteed rent together with the profit sharing arrangement represents a good offer and the added advantages they highlight also strengthen the proposal.
13. Tenders have now been received from seven companies for the whole package of works. The tenders are currently being evaluated and are not awarded on price alone but, assuming the lowest tender was successful, they have submitted a cost of £53,627 to construct the kiosk (including fees and preliminaries).
14. Based on an assumed income of £6,700 this would equate to a period of eight years to repay the capital investment that the Foreshore Trust would need to make.
15. It is assumed that The Source would require a lease period to match their 10 year lease just started with the former White Rock Baths, on a full repairing basis and there would be an agreed negotiated rent review within this period.
16. There is currently no provision for this proposal within the current budget, but funds could be allocated from uncommitted reserves within the 2016/17 budget should the Charity Committee wish to proceed.
17. An alternative option would be for the kiosk to be advertised publicly for expressions of interest to operate it. The added time would mean that it is unlikely that the kiosk would be able to be constructed and operated for the 2016 season.
18. It should also be noted that Hastings Borough Council has existing planning consent for a smaller kiosk on the upper promenade of Bottle Alley. A tenant has not yet been secured and the lease would need to be advertised and agreed with a prospective tenant in order to proceed with the construction on a similar invest to save basis.
19. If the Charity Committee wishes to proceed then the support of the Coastal User Group will need to be sought at its next meeting on 17th March 2016.
20. Subject to the Foreshore Trust's agreement, the evaluation of tenders and an agreed programme, it is hoped that the White Rock kiosk would be operational by early summer.

Wards Affected

Old Hastings

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

Additional Information

Officer to Contact

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Agenda Item 7



Report to: Charity Committee Planning

Date of Meeting: 21st March 2016

Report Title: Winch Road Improvements

Report By: Nick Sangster
Resort Services Manager

Purpose of Report

The report is to update members of the Committee on the completion of the Winch Road improvement scheme and localised issues of flooding that have subsequently emerged.

Recommendation(s)

- 1. Authority is given by the Charity Committee for officers to spend the £10,000 budget provision for additional works required to the Winch Road**

Reasons for Recommendations

The Winch Road project that provided an enhanced surface and additional lighting has been completed successfully.

The improved concrete surface appears to have resulted in some drainage issues for some of the area and buildings adjacent to the road.

A costed solution has been provided by the main contractors in consultation with the Fishermens Protection Society and it is proposed to proceed with these works.

Introduction

1. The Winch Road on the Stade is situated on land owned by the Foreshore Trust and acts as a service road for the fishermen as well as an important access route for residents and visitors.
2. It was resurfaced in August 2015 as part of the wider Big Beach, Stade Enhancement Scheme. In addition to the Winch Road improvements it also included the refurbishment of many of the Winch Sheds and replacement of fuel tanks.
3. The aims of the project were to restore and enrich the cultural and physical assets of the area, improve the working environment and to enhance elements of safety and wellbeing for visitors to the area.

Winch Road Refurbishment

4. The upgrade and resurfacing of the Winch Road formed a key component of the Hastings Fishing Beach Improvement Programme that sought to improve the working conditions of the inshore fishing fleet and encourage responsible visitor interaction.
5. The aim was to resurface the road using sympathetic materials but of sufficient durability to sustain the wear and tear imposed by the fishing industry, particularly some of the large vehicles that are used.
6. The project also provided improved lighting on the Winch Road to the east of the Stade Open Space, enhancing community safety and contributing to reduced anti-social behaviour and crime.
7. In addition the scheme also provided additional crossing points over the miniature railway for pedestrians, pushchairs and wheelchairs and safer crossing and signage for cyclists.
8. The inception, design, consultation and planning application elements for the overall Stade Enhancement Scheme were managed by HBC with technical support provided by a local architect.
9. Concrete was chosen as a material as it had to resist the occasional use by heavy, tracked vehicles. This ruled out some of the more permeable and flexible surfacing options, like tarmac or brick pavements.
10. It wouldn't be usual practice to replace drainage when re-surfacing and the new surface was designed with a cross fall to drain surface water to the south side into the adjacent shingle beach which would normally act as a sustainable drainage system and appears to have done so for the previous surfacing.
11. An attempt to clear the main drain from in front of the RNLI building was included within the works but was not successful and it now needs clearing and re-routing. There is also an area at the eastern end of the Winch Road where water doesn't

drain away quickly and the standing water is causing problems for construction of a new building to house a tele-hoist.

12. Generally the fall of the new road surface appears to be draining adequately during normal rainfall condition. However, there are locations where 'ponding' has occurred although these would have been difficult to predict before the new roadway was laid and they may have existed previously.
13. There is also a concern that if we have any very cold weather the puddles will freeze over and spread onto the Winch Road itself and present an additional hazard for all users.

Financial implications

14. The total cost of the project including lighting enhancements was £212k. A grant was secured from the Marine Management Organisation /European Fisheries Fund for £112k with the remaining £100k contributed by the Foreshore Trust. The full grant amount has now been claimed.
15. We have conducted a number of site visits directly after heavy rain with our own surveyors and Hastings Fishermens' Protection Society and contractors have provided an estimate of £9620 for works to resolve the problem. This is to construct eight additional soakaway drains in key areas and to repair and provide a new drainage route for the RNLI drain.
16. The MMO do not permit any provisional sums within the tenders, so there is no mechanism to cope with any significant variations or unforeseen works within the contract sum covered by the grant.
17. There is £10,000 provisionally allocated in the Foreshore Trust business plan budget for 2015/16, it is a starred item that requires additional authority from the Charity Committee before it can be spent.

Wards Affected

Old Hastings

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

Additional Information

Officer to Contact

Nick Sangster
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01424 451138



Agenda Item 8



Report to: Charity Committee

Date of Meeting: 21st March 2016

Report Title: Children's Play Area

Report By: Nick Sangster
Resort Services Manager

Purpose of Report

The report is to seek support for the removal of a small landscaped area within the play area and for it to be replaced with additional piece of play equipment.

Recommendation(s)

- 1. Support is given for installation of additional equipment in the Pelham Play area within the 2016/17 budget**

Reasons for Recommendations

The play area operates to full capacity at many times and the landscaping is unsightly and difficult to maintain.

We are proposing to replace it with a new piece of climbing equipment

Introduction

1. The Pelham Play area is situated on land owned by the Foreshore Trust adjacent to the beach and car park. Its construction was funded entirely by the Foreshore Trust and it opened in the summer of 2012.
2. It is the main attraction that forms part of a range of free to use seafront play and outdoor exercise equipment, designed to encourage greater use of the seafront and healthy physical activity.

Proposed Improvement

3. All of the play and exercise equipment areas are well used, and the Pelham Play area in particular is incredibly popular. It is often at full capacity with hundreds of children and parents in the play area, often with queues waiting to use equipment.
4. There is an established regime of inspection, testing and maintenance to try and ensure that all of the equipment is safe and available to use.
5. The play area design included a relatively small area of planting and landscaping, that has proved to be difficult to maintain with the plants needing constant care and the area attracting litter.
6. We have consulted with Play Development colleagues and the play equipment provider and designer and are now proposing to remove the two small landscaped areas and install an additional piece of equipment.
7. The climbing equipment will appeal to a wider range of ages and will have a 'wet pour' safety surface underneath it.

Financial Implications

8. £25k has been allocated in the Business Plan budget for 2016/17 for the play area and we have an estimate for £10460 to provide and install the equipment as well as removing the existing landscaped area and laying the new safety surface.
9. In addition there will be a small saving for the reduced area that needs to be maintained under the grounds maintenance contract.

Wards Affected

Castle

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

Additional Information

Officer to Contact

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Agenda Item 9



Report to: Charity Committee

Date of Meeting: 21st March 2016

Report Title: Stade Facilities Management

Report By: Monica Adams-Acton
Assistant Director of Regeneration and Culture

Purpose of Report

To update the Committee on options for the future management of the Stade Facilities.

Recommendation(s)

- 1. That the Charity Committee endorse the recommendations set out in sections 15 – 18 of this report**

Reasons for Recommendations

Following the ending of external funding for the promotion and organisation of a range of activities in the Classroom on the Coast, Stade Hall and the Stade Open Space (Stade Facilities), interim management arrangements were put in place while further investigations were made to determine options for more permanent arrangements. These investigations are now completed.

Introduction

1. In September 2015 the Charity Committee considered an officer report about the costs and income generation related to the Stade Open Space and Stade Hall (which also includes the Seafood Kitchen), and implications regarding future management arrangements following the cessation of FLAG funding.
2. Interim management arrangements were agreed to ensure that the Facilities could continue to be used while more permanent arrangements were investigated. Under these interim arrangements, the booking and associated administration of the Facilities were undertaken by Council staff.
3. As reported in September, the annual running costs are approximately £31,970 for the Stade Hall/Seafood Kitchen, and £9,490 for the Stade Open Space. This does not include major repairs or replacement, or staffing costs. The costs associated with taking bookings and administering the hiring of the facilities is estimated at £10,500 per annum.
4. Income from bookings this year is likely to be slightly better than forecast in September and is currently projected to be close to £10,000 (up from £7,500 in 2014-15).
5. A limited Classroom on the Coast programme is being administered by Regeneration officers, running from December 2015 through to the end of March 2016, to test the potential of a self-sustaining cookery school based on the model that was established under the FLAG programme. From the outcome of this trial to date, it is evident that this operation would require a substantial subsidy for a long period of time, with no firm guarantee of future profitability. There are, however, indications of more viable variations on this model, and officers will continue to explore these.
6. The Stade Facilities occupy land that lies outside the area covered by the Hastings Borough Council Act 1988, and so the types of uses to which they can be put is limited. The priority has been to identify options that will best ensure the Facilities can continue to be used for cultural and community uses while reducing the financial burden to the Trust.
7. Officers have reviewed the past and current use of the Facilities, and have sought to determine whether there are any new uses that offer prospects for generating income. There have been no approaches by other parties interested in using any part of the Facilities, other than some potential interest in renting the Stade Open Space from time to time.

Options

8. The following is based on recent advice received by the barrister who has previously provided legal opinion on Foreshore Trust matters. It has also been informed by the outcome of an independent valuation of the market value and rental value of the Facilities commissioned from GVA Grimley Ltd.

9. It would be possible to seek the consent of the Charity Commission to the grant of a lease or tenancy of the Stade Open Space to the Council in its capacity as local authority. The Commission would need to see justification for such a disposition, ie that it was a better way of managing the land and benefiting the inhabitants either directly or indirectly. The consideration should be equivalent in value to a market rent, but part of it might consist of a commitment for a specified amount of the period in question to provide charitable activities open to the public free of charge, or simply to allow the public free access. The independent valuation of the market rent of the Stade Open Space is nil.
10. However, under such an arrangement, the costs of maintaining the whole of the Stade Open Space would fall to the Council. The income generated from activities over the past few years has been minimal, and there is no immediate prospect of new uses that would produce significant sources of income. There may be potential for generating income from the Stade Open Space over time, but this is likely to require financial investment and staff time that the Council does not have at present.
11. In relation to the Seafood and Wine Festival and other events on the Stade Open Space and in the Stade Hall that involve commercial activity (eg Fish Fairs, antique markets, wedding receptions, art shows), these are permissible if organised by the Council acting as Trustee, with certain restrictions: the entry fee to the public must be nominal, and in relation to activity that benefits a commercial organisation (eg private stallholder) an appropriate fee must be charged. The advice of an independent surveyor should be sought to determine what fee would be appropriate.
12. The advice of the independent valuer is that the rates and charges imposed currently do not seem unreasonable. In terms of entrance fees, the advice is that the event should be of sufficient size and appeal to warrant entry fees, and that it would not be appropriate to make entrance charges for more mainstream general stall holder events, such as seasonal or regular markets.
13. In relation to the Classroom on the Coast, the current arrangements are within the current permissible uses of the Trust's assets, provided that fees are kept reasonable and there are concessions enabling participation by those unlikely to be able to afford the full fees.
14. The option of exchanging the Stade Facilities and the land on which they sit for land of equivalent financial and amenity value belonging to the Council has been explored as a way of freeing the Stade Facilities from the current restrictions on their use. An independent valuation of the market value of the Stade Facilities was obtained for this purpose. However, even with the current restrictions lifted, the Council would need to invest significantly in staffing, marketing and other activities to establish a going concern, and a solid business case could not be made at this point given the current lack of commercial prospects for either the Stade Open Space or the Stade Hall/Classroom on the Coast.

Recommended way forward

15. That Council staff continue to provide administrative duties for the Trust in managing the bookings and hiring of the Stade Facilities. In carrying out this

Agenda Item 10



Report to: Charity Committee

Date of Meeting: 21 March 2016

Report Title: Foreshore Trust 2016/17 Budget and Financial Report

Report By: Peter Grace
Assistant Director - Financial Services & Revenues

Purpose of Report

To advise members of the Committee on the current years's financial position (2015/16) and to determine the budget for 2016/17

Recommendations

- 1. To agree the current financial position for 2015/16.**
- 2. The allocation of general grants for 2016/17 be set at £50,000 and event grants at £20,000.**
- 3. Approve the proposed expenditure funded from Reserves - albeit further Committee approval to proceed is required for a few schemes.**
- 4. Approve the budget for 2016/17.**
- 5. Financial monitoring reports continue to be presented at each meeting of the Charity Committee.**

Reasons for Recommendations

The Council has the responsibility for the proper management of the financial affairs of the Trust. In doing so it complies with Accounting Codes of Practice and the high standards required for the accounting of Public money.

A surplus slightly above budget expectations is anticipated for 2015/16 in respect of ongoing operations. This enables the Committee to establish a prudent level of grant allocations that can be distributed as part of the 2016/17 budget process.

The programmed use of reserves has been determined in accordance with the business plan.

Introduction

1. The Foreshore Trust derives its income mainly from car parking and property leases/licences.
2. Appendix 1 attached provides a summarised financial position for 2015/16.
3. The budget for 2016/17 is presented at the March meeting of the Committee- prior to the start of the new financial year which runs from 1 April to 31 March.

Financial Position 2015/16

4. The budget agreed in March 2015 identified budgeted income at £1,136K and expenditure at £888K – representing an operating surplus of £248k. The expected outturn estimates a surplus for the year of £292K, after direct governance costs, but before distribution of grants, capital charges and before use of reserves.
5. Parking income is currently anticipated to be £41K over the original budget, expenditure projections are currently £3K less than original budget.

Business Plan 2015/16

6. The Charity Committee on 27 July 2015 approved an increase in the funding for promenade resurfacing from Robertson Street to the Pier, which resulted in an increase in the main programme project budget from £499k to £537K for 2015/16. There was also agreement to reconsider the landscaping/fountain works and the establishment of a kiosk when there is more certainty of the Trust's financial position - papers for which are elsewhere on the agenda. The Charity Committee of 14 December 2015 approved the re-profiling of the safety signage (RNLI signs) to 2016/17.

Business Plan 2016/17- 2018/19

7. Main programme: As outlined above, the spend on the RNLI signs is re-profiled to 2016/17. Likewise the £20k for the water feature and landscaping, which requires further approval, is re-profiled to 2016/17 and in addition funding increased to £50k - primarily for the water feature. Further projects have been included in the main programme in order to provisionally earmark funds. These are £25K for children's additional playground equipment, £20k for a marine litter project and £5k for Stade Open Space landscaping. These projects are subject to further approval and a report on these proposed projects will be submitted at a future Charity Committee meeting.
8. Maintenance projects and cyclical repairs: The maintenance budget has been increased for the White Rock Baths for roof level louvres and additional measures to prevent water ingress (if necessary), and by £10k a year in future years to cover ongoing maintenance responsibilities not covered by the tenant.
9. The level of programmed spend will continue to reduce the cash balances held by the Trust in the near future, but the Trust will still retain reserves above the

minimum level identified within the Reserves Policy – subject to no unexpected calls on the reserves and no reduction in the expected levels of car parking and fee income.

10. The current programme of works is identified in Appendix 2. The Committee has approved expenditure on the majority of schemes these schemes with the exception of the landscaping/water feature works, newly proposed soakaways for the Winch Road project. The cost of the kiosk has been excluded from the business plan at the present time.

Indicative Budget 2016/17

11. Indicative budget figures for 2016/17 are included within Appendix 1, and the proposed Business Plan which incorporates the changes described above are within Appendix 2.
12. The estimated spend in 2016/17 is £956k and income is estimated at £1,188K, leaving a projected surplus (before grant distribution and use of reserves) of £232k.
13. It should be noted that the budget includes provision for loan repayments in respect of the White Rock Baths and the income from the Source (new tenant). One of the loans made to the Trust by the Council (£127,000) is in place until such time as a land sale/swap is agreed in respect of land at West Marina – as reported at the last meeting of the Charity Committee. The 2016/17 budget allows for the full year cost of the loan in the event that this is not completed. The expectation remains that this sale will be completed, in which case the Trust's expenditure will decrease by some £13,815 p.a. (less any interest accrued).
14. The Budget for 2016/17 needs to be agreed at the Charity Committee's meeting on the 21 March 2016 i.e. prior to the start of the new financial year.

Indicative Forward Plan

15. The indicative Forward plan has been included within Appendix 3. This identifies projected cash balances for future years and hence affordability of current initiatives and commitments.

Reserves

16. The total effective cash balances on the Trust accounts at the 31 March 2015 amounted to £1.38m. With the revisions to the business plan and projected operating surpluses, the revised cash balances for future years are estimated as follows :-

£1,113m as at 31st March 2016,
£1.111m as at 31st March 2017,
£1.272m as at 31st March 2018,
£1.436m as at 31st March 2019.

17. The reserves policy identifies £690,000 as the suitable level to maintain given the potential risks faced by the Trust (no change is recommended).

Use of Surpluses

18. The Trust has a duty to maintain its assets and only thereafter to consider the use of any surpluses for the benefits of the community.

Financial Monitoring and Accounting Arrangements

19. The Committee receives updated financial monitoring information at each of its meetings. This is in addition to the normal reporting requirements such as budget determination, final accounts and the receipt of any Auditors reports.

20. The Council has been managing the activities of the foreshore for many years. Income generated and expenditure incurred in respect of activities concerning the Foreshore Trust assets are separately accounted for by the Council. Draft accounts are prepared annually by the Council before being formalised by a private accountancy firm and audited. The final accounts for 2015/16 will be presented to the Committee in September 2016.

Wards 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	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No
Anti-Poverty	No

Additional Information

Appendix 1 - Financial Monitoring Report
Appendix 2 - Business Plan - Financial Summary
Appendix 3 – Indicative Forward Plan

Officer to Contact

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01424 451503

Hastings and St Leonards Foreshore Charitable Trust

Appendix 1

Actual expenditure to 25th February 2016

SUMMARY - MONITORING REPORT

	Budget 2015-16	Indicative Revised Budget 2015-16	YTD Actual 2015-16	Estimate to end of year	Estimated Outturn 2015-16	Variance to revised Budget	Indicative Budget 2016-17
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Incoming Resources							
Investment Income	(8)	(8)	(6)	(2)	(8)	0	(6)
Incoming resources from Charitable activities	(962)	(979)	(899)	(105)	(1,004)	(25)	(980)
Rental income	(166)	(166)	(164)	(5)	(169)	(3)	(202)
Total incoming resources	(1,136)	(1,153)	(1,069)	(112)	(1,181)	(28)	(1,188)
Resources Expended							
Loan repayments	0	0	0	4	4	4	47
Charitable Activities* (excluding Capital charges)	735	732	435	297	732	(0)	739
Maintenance projects and cyclical repairs	50	50	29	21	50	0	67
Governance costs	103	104	23	81	104	(0)	103
Total resources expended	888	886	487	403	889	4	956
Total Operating (Surplus)/Deficit	(248)	(267)	(582)	291	(292)	(24)	(232)
Grants	53	53	41	12	53	(0)	50
Events	17	17	14	3	17	0	20
Projects	477	487	181	306	487	(0)	165
(Surplus)/Deficit	299	290	(346)	612	265	(25)	3
Interest Income non HBC	(8)		(6)		(8)		
Transfer to/(from) HBC account							
Total Funds (cash) brought forward	1,378	1,378			1,378		1,088
Repayment of loan principal					3		40
Total funds carried forward	1,079	1,088			1,110		1,046

*Mainly parking income

** Budget 2015-16- projects original budget £499K

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Foreshore Trust Spending Plan			2015-2016	2015-16	2016-2017	2017-2018	2018-2019	Total
Cost centre	PROPERTY	DESCRIPTION OF WORK	ESTIMATE	ACTUAL	ESTIMATE	ESTIMATE	ESTIMATE	ESTIMATE
			£	£	£	£	£	£
Maintenance projects within HBC budget								
5290B020	Pier Area	Area inspections and repairs	3,000		3,000	3,000	3,000	12,000
5290B020	White Rock Baths	External redecoration? Building mainatance	15,000	12,263	27,000	10,000	10,000	62,000
5290B020	Stade Barriers	Annual maintenance	2,000		2,000	2,000	2,000	8,000
5290B020	Cycle route	Contribution to maintenance			5,000			5,000
5290B020	Public Conveniences	Maintenance	6,000		6,000	6,000	6,000	24,000
5290B020	Car Parks Rock a Nore	Maintenance	6,000	3,578	6,000	6,000	6,000	24,000
5290B020	Car Parks - Pelham	Maintenance	6,000	1,585	6,000	6,000	6,000	24,000
5290B020	Other Premises	Maintenance						0
Total of Cyclical Repairs and Redecorations			38,000	17,427	55,000	33,000	33,000	159,000
0								
5290B020	Beach - Other	Other repairs and renewals beachfront area	12,000	880	12,000	12,000	12,000	48,000
Total Maintenance Projects			12,000	880	12,000	12,000	12,000	48,000
Projects (main programme)			2015-2016	2015-16	2016-2017	2017-2018	2017-2018	Total
			ESTIMATE	ACTUAL	ESTIMATE	ESTIMATE	ESTIMATE	ESTIMATE
			£	£	£	£	£	£
5291B022	White Rock Baths	Concrete repairs - general	50,000	0				50,000
5291B022	White Rock Baths	Contribution to allow rental on Baths total project costs £972k being: FST £150K, ESCC £200K plus HBC Contribution	150,000					150,000
5292B022	Marina Chalets	Purchase 10 new chalets		0				0
5293B022	Beachfront	New signage to RNLI standard	0		40,000			40,000
5289B020	Beachfront	Stade Kitchen** Classroom net grants received	0	25,140				0
5293B022	Beachfront	Big Beach Project**						0
5287B020	Winch road	Winch road upgrade**	100,000	96,860				100,000
5286 B020	Fishermen's Fuel tank	Fishermen's Fuel Tank Replacement**	49,000	49,050				49,000
5286 B020	Winch Sheds	Fishermen's Winch Sheds **	0					0
5284B020	Beachfront	Transforming Stade Open Space**						0
5285B022	Eco Stade	Environmentally Sustainable Tourism**	0	21,210				0
5293B022	Beachfront *	Children's play area		0	25,000			25,000
5293B022	Beachfront	Pelham play ground resurfacing						0
5293B022	Stade Open Space Landscaping*				5,000			5,000
5293B022	Marine litter project*				20,000			20,000
5287B020	Soakaways re Winch project*		10,000					10,000
5294B022	Rock a Nore Car Park	Railings at Rock a Nore						0
5294D293	Car parks	Improved signage						0
5295B022	Pelham Place Car Park	Repaving + 25 spaces		0				0
5298B022	Resurfacing Robertson Street to Pier/White Rock Promande improvements	Work with potential Coastal Communities Fund match	103,000	10,695				103,000
5298B022	Landscaping/Water Feature* (Water Feature only)	Work to enhance Coastal Communities funded landscaping	0		50,000			50,000
5296B022	Contingency		25,000		25,000	25,000	25,000	100,000
Total Programme			487,000	202,955	165,000	25,000	25,000	702,000

* Further Charity Committee Approval before additional spend

** Fisheries Local Action Group (FLAG) projects

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Hastings and St Leonards Foreshore Charitable Trust

Indicative Forward Plan	2015-16 Budget Estimate	2015-16 Outturn Estimate	2016-17 Budget Estimate	2017-18 Budget Estimate	2018-19 Budget Estimate
	£'000	£'000	£'000	£'000	£'000
Incoming Resources					
Investment Income	(8)	(8)	(6)	(9)	(10)
Incoming resources	(1,128)	(1,173)	(1,182)	(1,182)	(1,182)
Total incoming resources	<u>(1,136)</u>	<u>(1,181)</u>	<u>(1,188)</u>	<u>(1,191)</u>	<u>(1,192)</u>
Resources Expended					
Loan repayments	0	4	47	47	47
Charitable activities (exc capital charges)	735	732	739	739	739
Maintenance projects and cyclical repairs	50	50	67	45	45
Governance costs	103	104	103	103	103
Total Resources Expended	<u>888</u>	<u>889</u>	<u>956</u>	<u>934</u>	<u>934</u>
Total Operating Surplus	<u>(248)</u>	<u>(292)</u>	<u>(232)</u>	<u>(257)</u>	<u>(258)</u>
Grants	53	53	50	50	50
Events	17	17	20	20	20
Projects (Main programme)	477	487	165	25	25
(Surplus)/Deficit	<u>299</u>	<u>265</u>	<u>3</u>	<u>(163)</u>	<u>(164)</u>
Usable current assets	1,378	1,378	1,113	1,110	1,272
Usable current assets carried forward	1,079	1,113	1,110	1,272	1,436
Minimum reserves	690	690	690	690	690

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Agenda Item 11



Report to: Charity Committee

Date of Meeting: 21 March 2016

Report Title: Stade Amusements site

Report By: Peter Grace
Assistant Director Financial Services & Revenues

Purpose of Report

To seek approval to grant a new lease.

Recommendation(s)

- 1. That Charity Committee agrees to grant a new lease of the site in accordance with the Heads of Terms contained in the report in Part 2.**

Reasons for Recommendations

An external Surveyor has advised that the proposed lease terms are considered to be the best that can reasonably be obtained for the Trust.

Background

1. The Stade Amusements site is leased to Stade Developments (Hastings) Ltd for 21 years from 1996 and expires on 31 January 2017.
2. The tenant had requested a much longer lease (50 years) in return for carrying out significant improvements to the site but have indicated they now no longer wish to pursue this and instead wish to be granted a new 15 year lease.
3. The lease is within the Landlord & Tenant Act 1954 so the tenant has statutory rights of renewal.

Terms

4. An external surveyor, the Director of Retail, Hotels and Leisure at Bilfinger GVA, was appointed to negotiate terms for a new lease on behalf of the Trust.
5. He has concluded negotiations with the tenant's surveyor and agreed draft Heads of Terms. These are contained in Part 2 of this report as they contain commercially sensitive information.

Conclusion

6. The Heads of Terms are considered to be the best that can reasonably be obtained for the Trust and the external surveyor advises that it is in the Charity's interest to enter into a new lease on these terms.

Wards Affected

Old Hastings

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	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No
Anti-Poverty	No

Additional Information

Report to Charity Committee 10 December 2012.

Officer to Contact

Report Template v28.0

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Agenda Item 12

NOTES OF

Hastings & St. Leonards Coastal Users' Group

Held on Thursday, 17th March 2016 @ 1800hrs

Committee room 1, Aquila House, Breeds Place, Hastings

Present:

Cllr Dawn Poole (DP) (Chair) – HBC (Old Hastings Ward)

Fiona Bell (FB) – Hastings Borough Council

Laurence Bell (LB) – White Rock Business Group

Kevin Boorman (KB) – Hastings Borough Council

Christine Boulton-Lane (CBL) – West of Haven Beach Users Association

Jill Bradley (JB) – Hastings Old Town Residents Association

Alan Care (AC) – Hastings and Rother Disability Forum

Cllr Mike Howard (MH) – HBC (West St Leonards Ward)

Cliff Meaden (CM) – Epic Life

Simon Opie (SO) – Hastings Pier Charity

Andre Palfrey-Martin (APM) – Save Our Heritage

Allison Pascual (AP) – Hastings Borough Council

Steve Peak (SP) – Friends of Hastings Country Park

Chris Richards (CR) – Hastings Adventure Golf

Barbara Rogers (BR) – Hastings and St Leonards Tourism Association

Nick Sangster (NS) – Hastings Borough Council

Anne Scott (AS) – Old Hastings Preservation Society

Cllr Trevor Webb (TW) – HBC (Central St Leonards Ward)

1. APOLOGIES

Paul Carter – East Hastings Sea Angling Association

Di Cooke – Hastings Lifeguards

Paul Joy – Hastings Fishermen's Protection Society

Yasmin Ornsby – Stade Partnership

Jacqui Stanford – Shipwreck Heritage Museum

2. INTRODUCTION: Fiona Bell, HBC's Regeneration Officer and Sea Escapes Business Advisor

- Fiona explained that the Creative and Tourism Mentoring Network has been set up to provide one-to-one business mentoring in order to support the development and expansion of local businesses through the Coastal Communities Fund.
- A number of businesses have already joined the network which will run until November, although it may finish before then if the target of assisting 34 businesses is met earlier.
- Workshops will be held at the White Rock Hotel in April and September.
- Coastal Users Group members who are aware of businesses in need of support were asked to refer them to her at mentoring@hastings.gov.uk or on 01424 451786.

- Alan raised the issue of the difficulty met in finding out which businesses provide accessible toilet facilities in the area. Fiona agreed to take this up with local businesses.

3. FORESHORE TRUST ITEMS UPDATE (NS)

White Rock Promenade Kiosk Proposal

- Nick clarified that the proposal has not yet been agreed and although planning permission has already been granted the Charity Committee are only due to consider this at their meeting on Monday, 21st March.
- The meeting discussed the potential benefits of having a well-established operator such as The Source taking this work on. Some of the group felt that other local businesses may have been interested that had not been consulted. Members of the group expressed their concern that a formal tender process was not taking place.
- Anne proposed that any concessions for Council or Foreshore Trust owned kiosks are subjected to the formal tender process. This was seconded by Alan and agreed (8 votes for, 3 abstentions, 0 objections) by the meeting.
- Nick explained that the improvements to the promenade have been delayed as the works have had to be tendered for a second time. The scope and scale of the improvements were reduced as the first tenders received were far in excess of the available budget, and some details needed to be changed to secure planning consent. The new tenders were received earlier this week and are now within the available budget. It is hoped that a contractor will be appointed by the end of this month. The first priority will be the resurfacing of the promenade.

Winch Road Drainage

- The report was noted.

Pelham Place Area Improvements

- The report was noted.

Events Grants 2016-17

- The report was noted.

Stade Facility Management

- The report was noted.
- The FLAG 2 application includes an element of future management of the facility.

Charity Committee Minutes – 14th December

- The minutes were noted.

4. COASTAL ITEMS UPDATE

Marine Litter Group

- As mentioned at the last meeting, Nick explained it has been proposed that a working group be formed. Volunteers are needed and Coastal Users Group members can email through their nominations. The Angling Club and Fishermen's Protection Society will be approached for representation. Simon confirmed that Hastings Pier Charity will field a representative.

5. MEMBER UPDATES / ANY OTHER BUSINESS

- Epic Life – Cliff explained that they have registered a new company and have taken on three apprenticeships. A new training programme has been set up and it is hoped that more apprenticeships will be taken on in the future.
- Hastings Pier – Simon explained that the construction of the pier should be completed before Easter and that the internal fit out work will be completed next month. A press event is taking place on Tuesday morning. It is planned that the gates will be open to the public during April, with a gala opening event taking place on 21st May.
- Visitors to Hastings and St Leonards – Barbara raised the issue of the shortage of accommodation and insufficient coach services to the area. Airbnb was discussed, although it is not clear how to access this facility to book accommodation and how useful it is in terms of tracking visitor numbers. The lack of available facility to keep track of visitor numbers was acknowledged.
- Bottle Alley – Andre was asked to put together some ideas for the panels on either end of Bottle Alley to attract footfall into the area. Samples of these were presented to the meeting and well accepted. Andre was thanked for his hard work. The refurbishment works are on target to be completed by the end of the month and it is hoped that the kiosk will be let out to EF Language school.
- Root 1066 and 950th Anniversary of Hastings – Kevin explained that numerous events are planned to take place from June right through to October – details to be announced.
- Cllr John Hodges – the meeting acknowledged the work that Cllr Hodges did as Chair of the Charity Committee and as Councillor for the Old Hastings ward. The new chair of the Charity Committee is Cllr Colin Fitzgerald. He is hoping to attend the next meeting in June.
- Old Town Week – Anne informed the meeting that entries need to be submitted by 20th May. The submission forms will be published in the Old Town Parish News.
- West Marina Café – Cllr Howard informed the meeting that the café has been well received in the area and a lot of positive feedback has been received.
- Root 1066 Blacksmiths event – Nick informed the meeting that a planning application has been submitted and that the mock-up of the iron work is available to view online.
- Pirate Day – is once again being organised by Roger Crouch and is scheduled to take place on 17th July.

- The Source – the BMX park is now operational and has received a lot of positive feedback. Other local businesses have benefitted as a result. The group agreed that Rich Moore (one of the Directors) will be invited to join this group.
- Cycling Festival – is scheduled to take place in Hastings on 11th June and then in Bexhill on 12th June.
- Sea defence – Nick informed the meeting that news is awaited on a funding grant which could provide up to £3M for building of groynes and to repair the Harbour Arm.
- White Rock promenade – Laurence raised the issue of the danger of the lowered curb along the promenade, particularly outside The Source. It was agreed that a letter should be sent from this group to the relevant officer at East Sussex County Council (ESCC). **Action: NS**. It was also suggested that ESCC would be asked to visit to assess the site. **Action: TW**.
- Lack of parking along the promenade – issue needs to be addressed. Again, the relevant officer at ESCC will be asked to visit. **Action: TW**. Noted that a coach drop off point has been identified outside the pier and it is hoped that a taxi drop off point will be agreed soon. Statistics on the use of the A259 since the opening of the Link Road will also be requested from ESCC. **Action: TW**
- Lack of parking in West St Leonards – needs to be addressed. Christine explained that there have been a number of caravans and a horsebox which have been parked at Seaside Road for a number of months now which need to be removed. The need to establish whether these are on HBC or ESCC owned land before any removal can be arranged. This will be looked into. **Action: NS**
- Hastings Adventure Golf – Chris informed the meeting of the recent improvements carried out to the site which will be completed in April and opened in May.

6. NOTES OF LAST MEETING (AGM 17TH NOVEMBER 2015)

The notes of the last meeting were agreed as an accurate record.

Matters arising:

- Polly Gifford, HBC's Strategic Cultural Development Specialist will be invited to the next meeting. Noted that the Root 1066 website soft launch took place earlier today. **Action: NS/AP**
- Tour of The Source Park – visit for this group to be arranged. The possibility of holding this jointly with HBC members will be looked into. **Action: NS/AP**

7. DATES OF FUTURE MEETINGS

7th June 2016

6th September 2016

22nd November 2016

28th February 2017

Meeting closed: 1936hrs.

Distribution:

Hastings & St Leonards Coastal Users Group
Charity Committee

AP 180316

Cllr Dawn Poole Chair approved 180316

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Agenda Item 15

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