

# Town Deal Agenda

Wednesday, 21 September 2022 at 10.00 am

For further information, please contact [Towndeal@hastings.gov.uk](mailto:Towndeal@hastings.gov.uk)

		Page No.
1.	Welcome and apologies 10:00	
2.	Declarations of interest 10:05	
3.	Minutes of the last meeting and matters arising 10:10	1 - 4
4.	Former Debenhams Building presentations 10:20 <ul style="list-style-type: none"><li>• Nathalie Tulip from Freedom Works</li><li>• Justin Manning from Owens Entertainment</li></ul> (10 minutes each + questions)	
5.	Programme progress update 10:50 <ul style="list-style-type: none"><li>• Town Deal Programme update</li><li>• Decisions of the Town Deal Investment Panel</li><li>• General project update</li><li>• Business case progress report by theme</li><li>• Communications update</li><li>• Complaint regarding the process of selecting projects at the early stage of the programme</li><li>• Equalities Impact Assessment</li><li>• Programme finance update</li><li>• Subsidy Control</li></ul>	5 - 18

6. Any other business

11:10

7. Date of next meeting:

11:30am, Tuesday, 22<sup>nd</sup> November 2022

# Agenda Item 3 Public Document Pack

## TOWN DEAL

30 JUNE 2022

### Present:

Carole Dixon (Co-chair)	Hastings Community Network
Graham Peters (Co-chair)	Team East Sussex
Andrew Harvey	Hastings Business Improvement District
Bob Thust	White Rock Neighbourhood Ventures
Cllr Maya Evans	Deputy Leader, Hastings Borough Council
James Harris	East Sussex County Council
John Bownas	Hastings Business Improvement District
Justin Thomas	NewRiver REIT
Liz Coleman	Hastings and Rother Interfaith Forum
Sally-Ann Hart	MP for Hastings and Rye
Sean Dennis	Hastings Area Chamber of Commerce
Steve Manwaring	Hastings Voluntary Action
Terry Hume	Public Health East Sussex
Victoria Conheady	Hastings Borough Council

### Others in attendance:

Nigel Stewardson	Department for Levelling Up, Homes & Communities
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### HBC Programme Team present:

Chantal Lass  
Ian Sycamore  
Pranesh Datta  
Ruby Crowhurst  
Stephen Dodson  
Allison San Diego

## 82. WELCOME AND APOLOGIES

Apologies were received from: Candice Miller, Darrell Gale, Jane Hartnell, Jess Steele, Lourdes Madigasekera-Elliott, Kate Adams, Sonia Blizzard, Rebecca Collings, Ruth Kynoch

Councillor Maya Evans, Deputy Leader, representing Hastings Borough Council was welcomed to the meeting.

Thanks were extended to Iain McNab for this support to Hastings since January 2020. He will now be focusing on Essex following a restructure at the Department for Levelling Up, Housing and Communities (DLUHC). Nigel Stewardson is the new Area Lead for Hastings and will be joining these meetings. Adam Szczotka is the Team Leader for East and West Sussex.

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### 83. DECLARATIONS OF INTEREST

None received.

### 84. MINUTES OF THE LAST MEETING AND MATTERS ARISING

Accepted as an accurate record.

Matters arising:

Update on reallocation process – the uplift was agreed by the Town Deal Investment Panel and confirmation is awaited from DLUHC (as detailed in the programme progress update report).

### 85. PROGRAMME PROGRESS UPDATE

#### 1. Town Deal Programme update

Pranesh Datta, Economic Development Manager at HBC presented and summarised the progress to date as listed in the report.

MP Sally-Ann Hart offered to make some enquiries regarding subsidy control. Pranesh thanked her and explained that legal advice is being sought and a template is being prepared in order to assess the impact on the Town Deal projects. An update will be given at the next meeting, if available.

#### 2. Decisions of the Town Deal Investment Panel

Ian Sycamore, External Funding Manager at HBC summarised the decisions of the investment panel on the new project assessment, Hastings Commons business case assessment and the general fund re-allocation.

These decisions were noted by the meeting. It was also noted and agreed that during the summer holidays, the board will be informed electronically of any decisions that are made by the investment panel with opportunities to query any decision as appropriate.

#### 3. General project update

Chantal Lass, Tackling Climate Change Programme Manager gave an update on the Public Realm and Green Connections project:

- The project and is being led by East Sussex County Council, in partnership with Hastings Borough Council and the Garden Town Team

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- Working with Arup, who are experts in projects such as this, the project is looking at active travel solutions, combined with how to green up the town centre and improve the public realm
- Draft designs for the project have been received, looking at an active travel route from the top of Havelock Road down to the seafront. It is hoped these can be shared soon
- A range of stakeholders, including the bus companies have been engaged to consider the improvements that need to be made
- A phased approach will be taken as the ideas coming forward, if agreed, will cost more than the available Towns Fund budget
- Through the work that is being carried out, the scope of Arup's work is being extended in order to improve the town centre beyond the remit of the current project
- The business case is currently being finalised and will be submitted on 14<sup>th</sup> July, 2022 for assessment and more information will be shared in due course following the assessment
- Ways to improve and make more creative use of the public realm is also part of the projects consideration and will be carried out at a later phase

Bob Thust, updated on the Hastings Common project:

- Hastings Commons is an eco-system of organisations working across the three buildings included in this project and others
- These are nearly ready to go to the next stage of delivery
- The lease for 12 Claremont has been signed will be fully renovated as artist workspace and will also be a culture and retail venue. The plans are now ready and rapid progress will be seen over the next few months
- For Eagle House, there is an option to secure the freehold, which will enable the Common Room, which opened in September, to continue. It is hoped the purchase will take place over the next 2-3 months
- The Observer Building is in the current stages of renovation which should be complete in 10 weeks' time. The funding will help to establish a digital hub and will build on work that has been carried out in other buildings, particularly Rock House. Tours will be arranged soon and information will be shared with the programme team for circulation

#### 4. Business case progress report by theme

Ian Sycamore highlighted that there are two business cases currently being assessed (Former Debenhams Building and Green Construction, Energy and Vehicle Training Centre), which will be presented to the investment panel in July.

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### 5. Communications update

Ruby Crowhurst, Engagement and Communications Officer explained that the blog is being updated and [CitizenLab](#), the digital engagement platform will be integrated with the blog in due course.

She also explained that the project open day is currently in the early stages of planning, will no longer be taking place on 16<sup>th</sup> September. A date in October, to fit around Hastings Week, will be identified soon and further details will be circulated as soon as possible.

With regards to Priory Street car park project, MP Sally-Ann Hart explained that she is one of the chairs of the back bench policy committees at DLUHC looking at housing and planning. Nicholas Boys-Smith, from Create Streets has offered to engage with the project. Details will be passed on. All engagement is welcome and partners will be contacted in due course.

It was clarified that parking needs in the town centre are being reviewed by HBC's Planning Policy team in order to identify what provision will be required in the future and this will be considered when developing this project.

### 6. Project change request

This has been submitted, with signatures from the co-chairs and the section 151 officer. It is hoped this can be turned around by DLUHC very quickly.

### 7. Programme finance update

The table shows how the capacity funding to initiate the programme has been used, including the business case support by Mott MacDonald and the assessment work by Steer Group. It is intended that regular updates will be brought forward as projects progress and the Accelerated Fund projects will also be included.

### 86. DATE OF NEXT MEETING:

10am, Thursday, 21<sup>st</sup> September 2022

# Agenda Item 5

**Report Title:** Update to Hastings Town Deal Board

**Date:** 21<sup>st</sup> September 2022

**Report by:** Town Deal Programme Team

## 1. Town Deal Programme update

The Project Change Request submitted on 23<sup>rd</sup> June was approved by Department of Levelling Up, Housing and Communities (DLUHC). Key changes to the programme include the inclusion of the Debenham building project by Moxie Management Two Limited and C & O Entertainment; and the redistribution of £820K to existing projects. All affected projects have been notified and generally included an uplift of @3.7% to their projects. Table 1 below confirms the reallocation amount for each project.

Project	Total (£) Original	Re-allocation	Revised Town Fund Allocations	% TDF reallocated
<b>TOTALS per project:</b>	<b>£23,085,000.00</b>	<b>£0.00</b>	<b>£23,085,000.00</b>	
<b>ON SITE</b>				
Churchfields	£750,000.00	£28,211.00	£778,211.00	3.76%
Hastings co-working, flexible office, community space	£112,500.00	£4,232.00	£116,732.00	3.76%
Hastings Commons	£3,852,300.00	£144,903.00	£3,997,203.00	3.76%
Former Debenhams Building	£0.00	£400,000.00	£400,000.00	0.00%
Priory Meadow shopping centre (Fast Track element)	£337,000.00	£12,676.00	£349,676.00	3.76%
Source / Courtyard lift	£65,000.00	£0.00	£65,000.00	0.00%
<b>APPROVED</b>				
Broadening Futures Together	£402,000.00	£15,121.00	£417,121.00	3.76%
Green construction, energy and vehicle training centre	£2,543,100.00	£95,658.00	£2,638,758.00	3.76%
Public Realm & Green connections	£2,815,100.00	£105,889.00	£2,920,989.00	3.76%
Town Living	£1,000,000.00	£37,615.00	£1,037,615.00	3.76%
<b>PENDING BUSINESS CASE COMPLETION</b>				
Hastings Castle	£3,325,000.00	£125,069.00	£3,450,069.00	3.76%
Priory Meadow shopping centre	£1,663,000.00	£62,553.00	£1,725,553.00	3.76%
Priory Street	£5,000,000.00	£188,073.00	£5,188,073.00	3.76%
<b>CANCELLED</b>				
Ponswood Worxpace	£220,000.00	-£220,000.00	£0.00	-100.00%
Town Centre Core Project 3 (Wellington Place)	£1,000,000.00	-£1,000,000.00	£0.00	-100.00%

To date, nine business cases (with 3 sub-projects within Hastings Common) have been approved by the Town Deal Investment Panel.

There remains three business cases outstanding which includes Hastings Castle (due for submission in October 2022; and Priory Meadow 1b (housing development proposal on the West Wing) and the development of Priory Street Car Park – both now due for submission in January 2023. These extensions have been agreed by DLUHC and related to the item below.

### 1.2 Update on the Priory Street Car Park and Priory Meadow projects

Both of the above projects relate to the delivery of new homes and leisure and cultural facilities in the core of the Town Centre. Options studies for both projects show a considerable financial challenge for the council and the need for additional government

support and assistance. To this extent the council has received interest from Homes England to regenerate the town centre. In a statement to the council and the Town Board they confirm:

'Homes England are working with Hastings Borough Council to understand the opportunities that exist and exploring how Homes England can use its resources to support Hastings' regeneration ambitions, as part of the agency's support for the government's levelling up ambitions.'

The Towns Fund team at DLUHC, the MP and the Leader of the Council have been made aware of Homes England interest and it is to enable these opportunities to be explored further that the business case submission date has been delayed.

Homes England officers are currently following their internal process in determining their strategies and priorities, which is being formulated for approval as soon as possible. We are hoping for a clearer statement over the next few weeks and the Board will be kept informed of progress as soon as possible.

## 2. Decisions of the Town Deal Investment Panel

The Town Deal Investment Panel is a subgroup of the Town Deal Board. It has been given delegated responsibility to assess business cases and make final recommendations on projects together with the accountable body (HBC) and its representative – the Section 151 Officer.

This note is to confirm the decisions of the investment panel and the Section 151 officer.

### 2.1 Project business case assessment report (Former Debenhams Site): July 2022

The investment panel met on 20<sup>th</sup> July 2022 to consider the business case for the Former Debenhams site.

The business case has been independently assessed by Steer Group and has been recommended for approval by the Town Deal Investment Panel and confirmed by HBC's S151 Officer as able to proceed to delivery and implementation. Board members were notified of this approval via email on 29<sup>th</sup> July.

The overall assessment of the economic case is that the scheme will deliver a high benefit cost ratio of **5.4:1** taking account of the strategic alignment, need for intervention, outputs, and outcomes, our assessment is that the scheme represents 'Very High' value for money.

Project name and sponsor	Description	Assessment comments	Proposed outputs and outcomes	Project cost and Towns Fund offer
Former Debenhams site  Moxie Management Two Ltd and C&O	The project involves repurposing of 80,000 sq. ft of the Debenhams site that will result in an entertainment centre housing over 20 leisure attractions. Phase 2 of the project (the	Alignment with national, regional, and local policy has been explained and is compelling. The project delivers against TIP strategic objectives. The business case doesn't explicitly mention the TIP principles, although alignment with TIP is well explored and sufficient. The project is 'shovel-ready' and alignment with other	<ul style="list-style-type: none"> <li>• Repurposing 80,000 sq. ft of dilapidated site (Phase 1 and Phase 2)</li> <li>• An additional 5 visitor attractions in Phase 2</li> <li>• An additional 35 FTE job openings and 30 temporary build</li> </ul>	Project value £800,000  Towns Fund grant approved £400,000  Other match funds £400,000



Entertainment Ltd	part for which Towns Fund monies will be used) will enable 5 attractions and enhanced DDA facilities. This will help create a new indoor cultural and leisure offer that connects the town and the seafront, extending the visitor season.	local, regional and national policy is clearly illustrated in the business case.  A strong evidence-based case for change has been made around the high unemployment levels in Hastings, increasing deprivation amongst children, and the high proportion of unqualified people. The intervention is needed to address the negative social impacts associated with this, help lower high retail vacancy rates in the town centre, and boost the visitor economy. Ultimately, there is an immediate need to contribute to Hastings' recovery from the pandemic.	construction roles in Phase 2  The project sponsor clearly states the assumptions behind these outputs and outcomes. It is our view that they provide adequate certainty.	
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A project summary is attached for information at Appendix 1.

## 2.2 Project business case assessment report: September 2022

The investment panel again met on 7<sup>th</sup> September to consider the following business cases: 1) Green Construction, Energy and Vehicle Training Centre, 2) Town Living and 3) Public Realm and Green Connections.

All three business cases have been independently assessed by Steer Group and have been recommended for approval by the Town Deal Investment Panel and confirmed by HBC's S151 Officer as able to proceed to delivery and implementation (some with conditions).

### 2.2.1 Green Construction, Energy and Vehicle Training Centre

The project business case was initially presented to the investment panel on 20<sup>th</sup> July. However, the investment panel was unable to approve the business case and further clarifications were sought from the project sponsor. These clarification points were discussed at the 7<sup>th</sup> September meeting and the business case was recommended for approval by the panel, subject to several conditions which are being finalised between the programme team and the project lead. These will be circulated to the board in due course.

The overall assessment of the economic case is that the scheme will deliver a benefit cost ratio of 2.5:1 and taking account of the strategic alignment, need for intervention, outputs, and outcomes, our assessment is that the scheme represents 'High' value for money. Risks that were identified in our first review have all been raised at an 'inter-gate' meeting and subsequent discussions. It is our assessment that this project represents **High** value for money, with a **High** level of certainty around achieving that value for money.

Project name and sponsor	Description	Assessment comments	Proposed outputs and outcomes	Project cost and Towns Fund offer
Green Construction, Energy and Vehicle Training Centre	<p>The Green Construction, Energy and Vehicle Training Centre (GCEVTC) is a planned refurbishment of ESCG's Ore Valley Campus in East Hastings.</p> <p>The GCEVTC will focus on developing advanced practical skills around green insulation, electric vehicles, solar panels, boilers and heat pumps.</p>	<p>The intervention is primarily needed to provide local skills infrastructure that helps Hastings reach its net zero commitments and carbon reduction goals. Hastings has a far higher proportion of carbon emissions emanating from its housing stock than the national average which directly relates to the courses that will be provided at GCEVTC. A strong evidence-based case for change has also been made regarding levels of deprivation in Hastings (above regional and national averages), mainly due to a lack of skills and qualifications.</p>	<ul style="list-style-type: none"> <li>650m<sup>2</sup> of new and/or existing refurbished facilities</li> <li>Development of a 200m<sup>2</sup> commercial space, specifically to be used by green businesses</li> <li>An additional 150 learners per year attending courses at GCEVTC by 2025/26</li> <li>2000m<sup>2</sup> of urban regeneration enabled on Ponswood and Castleham Industrial Estates after ESCG's current training centres are relocated to the new site at Ore Valley</li> </ul> <p>The project sponsor clearly states the assumptions behind these outputs and outcomes. It is our view that they are reasonable and provide certainty.</p>	<p>Project value £2,930,000</p> <p>Towns Fund grant approved £2,638,758 (original TF offer plus uplift)</p> <p>Other match funds £430,000</p>

## 2.2.2 Town Living

The overall assessment is that the scheme presented (phase 1) will deliver a benefit cost ratio of 2.2:1 and taking account of the strategic alignment, need for intervention, outputs, and outcomes, our assessment is that the scheme represents 'High' value for money. Risks that were identified in our first review have all been raised at an 'inter-gate' meeting and subsequent discussions. It is our assessment that this project represents **High** value for money, with a **Medium** level of certainty of achieving that value for money. The business case was approved by the investment panel subject to conditions which are being finalised between the programme team and the project lead. These will be circulated to the board in due course.

Project name and sponsor	Description	Assessment comments	Proposed outputs and outcomes	Project cost and Towns Fund offer
Town Living	Town Living project will be delivered in at least two phases; the business case only pertains to	Alignment with national, regional, and local policy has been explained and is compelling. The project delivers against TIP strategic objectives. The business	<ul style="list-style-type: none"> <li>five two-bedroom social housing units;</li> <li>restored building layout;</li> </ul>	<p>Project value £3,700,000 total</p> <p>(phase 1 = £794k + £620k build acquisition)</p>

	<p>Phase 1. Phase 1 will create 5 affordable 2-bedroom housing units at 22 Wellington Square, a Grade 2 listed building in central Hastings currently being used for emergency homeless accommodation. Emphasis will be placed on making the building as efficient as possible to maximise carbon and environmental/sustainability benefits.</p> <p>Other residential properties in Hastings will be considered for retrofits in future phases.</p> <p>Phase 1 follows the HBC purchase of 22 Wellington Square in 2019 for £620,000 excluding expenses.</p>	<p>case demonstrates alignment with the TIP. Alignment with other local, regional and national policy is also clearly illustrated in the business case.</p> <p>A strong evidence-based case for change has been made around the high demand for housing in Hastings, increasing reliance on emergency housing and the high proportion of Hastings' carbon emissions emanating from its period housing stock. The intervention is needed to help address the negative social impacts of housing insecurity, act as proof-of-concept for future programme phases and reduce carbon emissions. Ultimately, there is an immediate need to invest in Hastings' long-term resilience as the town recovers from the pandemic and other economic and social shocks.</p>	<ul style="list-style-type: none"> <li>• upgraded internal building fabric; and</li> <li>• building energy measures (e.g. air source heat pump, solar PV panels).</li> </ul> <p>The project sponsor clearly states the basis behind these outputs and outcomes. It is our view that they provide adequate certainty.</p>	<p>Towns Fund grant approved £1,037,615 (original TF offer plus uplift) with conditions</p> <p>Other match funds at least £2,700,000 (to be drawn down over remaining phases)</p>
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### 2.2.3 Public Realm and Green Connections

The overall assessment is that the scheme will deliver a benefit cost ratio of 2.5:1 and our assessment is that the scheme represents 'High' value for money. Risks that were identified in our first review have all been raised at an 'inter-gate' meeting and subsequent discussions. It is our assessment that this project represents **High** value for money, with a **High** level of certainty of achieving that value for money. The business case was approved by the investment panel subject to conditions which are being finalised between the programme team and the project lead. These will be circulated to the board in due course, together with further consultation and engagement for development of the project's next phase.

Project name and sponsor	Description	Assessment comments	Proposed outputs and outcomes	Project cost and Towns Fund offer
Public Realm and Green Connections	<p>The project comprises public realm and active travel improvements; primarily along a key route running from Hastings rail station through the town centre to the seafront. It will include a reallocation of road space to pedestrians and cyclists, safety improvements at junctions, and the creation of a "central, adaptable public space" to host public events. Finally, there will be numerous improvements to dwell space provision and increased tree planting and biodiversity measures in Hastings town centre.</p> <p>As a first phase, it is proposed to focus on all the improvements to Havelock Road including the enhanced pedestrian footways, Sustainable Urban Drainage System (SuDS) planting, segregated two-way cycle lane, one-way bus lane with new bus stops, alongside the potential re-routing of a one-way bus route along Queens Road.</p>	<p>Alignment with national, regional, and local policy has been explained and is compelling. The business case explains the project's benefits and draws out its wider context to show how it will address the principles of the Hastings Town Investment Plan, i.e. 'Inclusive Economic Growth', 'Delivering Clean Growth' and 'Improving Health and Wellbeing'. The project is particularly strong when it comes to the Improving Health and Wellbeing principle.</p> <p>The intervention is needed to increase footfall in the town centre and help Hastings reach its net zero commitments and carbon reduction goals. It is also needed in terms of the public health benefits that will be driven by more walking and cycling across the town. A strong evidence-based case for change has been made regarding the poor state of the public realm in this area of the town centre and its potential to become a better visitor gateway if given the requisite investment.</p>	<ul style="list-style-type: none"> <li>improved lighting at 10 columns and up to 4 new wayfinding signs/information nodes;</li> <li>13 benches/seats;</li> <li>5,600 square metres of improved public realm and new public spaces;</li> <li>10 cycle parking facilities, approx. 1,000 metres of upgraded pedestrian routes and 400 metres of cycleways;</li> <li>improved surface water drainage;</li> <li>at least 20 new trees on Havelock Road; and</li> <li>additional soft landscaping planting in Hastings town centre</li> </ul> <p>The project sponsor clearly states the basis behind these outputs and outcomes. It is our view that they are reasonable and provide certainty</p>	<p>Project value £3,400,000 (first phase)</p> <p>Towns Fund grant approved £2,920,989 (inclusive of uplift)</p> <p>Other match funds (for this phase) £479,011</p>

Project summaries are attached at Appendix 1 for information.

The Town Deal Board is requested to note and support the decisions of the investment panel as set out above.

### 3. General Project update

From any project leads attending the board meeting.

### 4. Business Case progress report by theme

Project (programme) theme	Project Title	Fast-track	Business case status
Enterprise & Employment infrastructure	Hastings co-working, flexible office, community space	Yes	APPROVED
	Churchfields (fast-track)	Yes	APPROVED
	Enterprise Space, Ponswood	Yes	WITHDRAWN
Green Low Carbon Skills and Economy	Green construction, energy, and vehicle training centre	No	APPROVED
	Broadening Futures Together	Yes	APPROVED
Hastings Castle World Heritage Destination	Hastings Castle	No	Due for submission: 14/10/2022
Town to Sea Creative Quarter (Hastings Commons)	Observer Building Creative Digital Hub	No	APPROVED
	Cambridge Rd (Eagle House)	No	
	12 Claremont	No	
Town Centre Core	Priory Street Car Park (Town Centre Core Project 2)	No	Due for submission: Jan 2023
	Repurposing Priory Meadow (Town Centre Core Project 1b)	No	Due for submission: Jan 2023
	New Look Fast Track (Town Centre Project 1a)	Yes	APPROVED
	Former Debenhams Building	No	APPROVED
Town Centre Public Realm and Green Connections	Public Realm & Green connections	No	APPROVED
Town Living	Town Living	No	APPROVED
Accelerator Project extension	The Courtyard (the Source) installation of lift	Yes	Business case N/A - Summary Document submitted to DLUHC for approval

## **5. Communications update**

### **Hastings Town Investment Plan – show casing 15<sup>th</sup> October 2022**

The programme is planning an open day showcase on 15<sup>th</sup> October 2022. This ‘open day’ has the aim of bringing an understanding of the Town Deal to local people, inviting them to find out more about the programme, introducing them to the projects which will be open by this point, and familiarising with more exciting projects to come in the future.

This will include a central space in Priory Meadow Shopping Centre with exhibition boards with information about each project, and then we are inviting project leads to do their own forms of engagement on the day, or in the week after that can be promoted on the day, either at their project sites or in the centre.

Information will follow about specific plans after project leads meeting when we find out more from each lead. We should hopefully have some boards completed by then that we can show.

We would appreciate any volunteers from the board to help out on the day and/or to promote the day and other events being hosted by the projects.

## **6. Complaint regarding the process of selecting projects at the early stage of the programme**

An email was circulated on 28<sup>th</sup> July 2022 to some members of Town Board regarding the process of selecting and prioritising projects at the beginning stages of the Town Investment Plan. The complaint followed the publication of the original list of project ideas submitted by the local community and organisations. The HBC programme team provided an explanation of the early project selection process to the Board on 5<sup>th</sup> August 2022 and any further comments will be noted.

## **7. Equalities Impact Assessment**

The Council is committed to conducting an equalities impact assessment on the programme as whole. Its purpose is as follows:

- to consider how policies or decisions of the council affect people who are protected under the Equality Act.
- The standard set is to ensure local authorities ‘have due regard’ to the need to ‘eliminate discrimination ... advance quality of opportunity, and ... foster good relations between different people’.

The final EIA report will set out the following:

- EIA Report using templates provided by the Town Hub / merged with HBC corporate templates. The report will be presented to the Town Board asap
- An overview of each project and their impact on equalities (positive and negative)
- Presentation of assessment, issues arising and recommendations
- Presentation of any baseline evidence to support recommendations

The work will be commissioned externally (January 2023) to provide for an independent led assessment.

## 8. Programme finance update

Current actuals spend against fund allocation – provided below – Table 2

Project	Allocated from town fund	Total spent to date	Total left to spend	% TDF spent
<b>TOTALS per project:</b>	<b>£23,085,000.00</b>	<b>£1,264,663.01</b>	<b>£19,181,578.99</b>	<b>5.48%</b>
<b>ON SITE</b>				
Churchfields	£778,211.00	£660,662.05	£117,548.95	84.89%
Hastings co-working, flexible office, community space	£116,732.00	£80,070.88	£36,661.12	68.59%
Hastings Commons	£3,997,203.00	£148,312.56	£3,848,890.44	3.71%
Former Debenhams Building	£400,000.00	£0.00	£400,000.00	0.00%
Priory Meadow shopping centre (Fast Track element)	£349,676.00	£265,430.52	£84,245.48	75.91%
Source / Courtyard lift	£65,000.00	£0.00	£65,000.00	0.00%
<b>APPROVED</b>				
Broadening Futures Together	£417,121.00	£0.00	£417,121.00	0.00%
Green construction, energy and vehicle training centre	£2,638,758.00			0.00%
Public Realm & Green connections	£2,920,989.00	£0.00	£2,920,989.00	0.00%
Town Living	£1,037,615.00	£0.00	£1,037,615.00	0.00%
<b>PENDING BUSINESS CASE COMPLETION</b>				
Hastings Castle	£3,450,069.00	£110,187.00	£3,339,882.00	3.19%
Priory Meadow shopping centre	£1,725,553.00	£0.00	£1,725,553.00	0.00%
Priory Street	£5,188,073.00	£0.00	£5,188,073.00	0.00%
<b>Totals per theme:</b>	<b>£23,085,000.00</b>	<b>£1,264,663.01</b>	<b>£19,181,578.99</b>	<b>5.48%</b>
Enterprise & Employment infrastructure	£894,943.00	£740,732.93	£154,210.07	82.77%
Green Low Carbon Skills and Economy	£3,055,879.00	£0.00	£417,121.00	0.00%
Hastings Castle World Heritage Destination	£3,450,069.00	£110,187.00	£3,339,882.00	3.19%
Town to Sea Creative Quarter	£3,997,203.00	£148,312.56	£3,848,890.44	3.71%
Town Centre Core	£7,663,302.00	£265,430.52	£7,397,871.48	3.46%
Town Centre Public Realm and Green Connections	£2,920,989.00	£0.00	£2,920,989.00	0.00%
Town Living	£1,102,615.00	£0.00	£1,102,615.00	0.00%

## 9. Subsidy Control

The UK Subsidy Control Act was agreed by Parliament last April. The consultation for its implementation finished in August and further information will be confirmed by the government in due course. Subsidy control is the UK version of the European State Aid process which ensures public money is being used to deliver policy objectives and changes without distorting the marketplace in the UK or internationally.

It is expected that the grant award information will have to be held on a public database. In terms of the Town Deal programme, there needs to be an audit process to ensure compliance with the Act, and all projects will be required to complete a proforma. The approved project proforma will be held by HBC as the accountable body as evidence of legal control should there be a challenge from a third party.

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# O.W.E.N.S

What's in store? A ground breaking new leisure concept!

Founded by a multi-award-winning leisure team, Owens Entertainment are bringing an exciting and ground-breaking new leisure concept to Hastings. Working alongside Moxie Management Two Limited in redeveloping and repurposing the iconic ex-Debenhams building, this project will bring new purpose and life into this renowned local site.

Owens will deliver a centre-of-fun housing over 20 different attractions, all under one roof. Activities will include a themed restaurant, children's soft play area, 2 bowling attractions, 3 crazy-golf courses, table tennis, pool tables, air hockey, 2 football simulators, a retro amusement arcade, two different virtual reality experiences, a dinosaur attraction, a space-themed mirror attraction plus a museum of the bizarre and wonderful and two immersive theatre experiences (the 1066 experience – a fun, historical nod to what life was like and a Pirate experience – capitalising on Hastings seafaring history).

Created and run by the team behind the award winning, Brighton based 'Phileas Fogg's World of Adventures', Owens creative and imaginative leisure concept will add new activities to Hastings existing mix of attractions. Targeted to meeting the needs of the local community, Owens will also attract both new and returning visitors working with other local businesses and leisure concepts to contribute to Hastings tourism market.

The Towns Fund Investment will enable Owens to elevate their proposition by providing funding to enhance the visitor experience. It has enabled the opening of 20 attractions as opposed to 15, and the creation of an additional 35 local career opportunities to add to the 65 planned, totalling 100 new jobs created. An 80,000sq ft centre of fun will be created with support from the Towns Fund, ensuring that the buildings central position in the Trinity Triangle area will continue to contribute to the high street offering and act as a relevant link from the Pier/Beach/High Street and Old Town.

Owens goal is to create an amazing leisure experience within the community, for the community.



## Green Construction, Energy and Vehicle Training Centre

The GCEVTC will offer a unique opportunity for residents in the immediate area around the development, as well as wider Hastings and the South East region, to acquire new, high value skills and qualifications. The Centre will focus on a high skilled offer around green and sustainable technologies such as the installation and repair of green insulation, electric vehicle repair and maintenance, solar panels, boilers, and heat pumps.

Training and qualifications in low carbon retrofitting of existing housing units will support the environmental objectives of Hastings Council. Improving the quality and energy efficiency of the housing stock is vitally important to help the town meet its net zero commitments, and the skills offered at the GCEVTC will give locals the tools to support this initiative. In 2019, Hastings set itself the target of being carbon neutral by 2030. The most recently available data (2017) showed that 49.5% of the town's carbon emissions are produced by its domestic housing stock, making it the largest single contributor. The UK average for domestic properties is significantly lower at 27.9%<sup>1</sup>, showing the need for interventions in this area.

The demand for clean energy is increasing at pace as the Government aims for net zero carbon emissions by 2050. The use of fossil fuels for energy production is going to have to reduce significantly to meet this target. A growing area of demand will be for the installation of residential and commercial solar panel technology, to enable properties to generate a significant proportion of their electricity by renewable means.

The GCEVTC at Ore Valley Campus supports the Hastings TIP vision clearly by providing the opportunity for residents to acquire skills in new, green technologies, strengthening and future-proofing the local labour market and providing a key enabling function in the economy's drive to Net Zero carbon. A further 150+ Full-Time and Apprentice 16-18 year old students will directly benefit from improved facilities and future proofing of the educational content delivered at the College.

The GCEVTC project is a development focused around the provision of modern skills infrastructure at the East Sussex College Group's (ESCG) existing Ore Valley Campus. The refurbishment of the Ore Valley campus will create a Green Centre of Excellence which will provide the following key outputs:

- **New training & skills opportunities for students.** This includes those aged 16 to 19, adults, higher education. By 2025/26 it is anticipated there will be an additional 150 learners per annum attending courses at the Centre.
- **650m2 of new and/or existing refurbished facilities**, including business to rent spaces (SME's)
- **Fostering stronger employer/college collaboration**
- **Engaging entrepreneurs**

The following list presents the other outputs resulting from the project:

- **Installation, design and repair of domestic retrofits of low-carbon**, sustainable and self-powered (green insulation, solar, draught-proofing, LED lighting, boilers, rainwater harvesting, grey water harvesting, smart glass, residential ground source heat pumps)
- **Installation, design and repair of large scale commercial solar** installation and LED lighting conversions and the cost/benefit process (including estimating capital costs and payback)
- **Servicing and repair of electric and hybrid vehicles**
- **Installation of Smart meters and smart appliances** and undertaking thermal/energy surveys for home owners/landlords
- **200 sqm of space on the campus for green businesses to rent**
- **The development of a social enterprise**, with partners including local authorities and existing CiCs involved in retrofitting, to provide retrofitting services to private and public landlords and individual homeowners along the south coast – potentially in partnership with other partners in Kent and Essex within the SELEP.
- **Enable 2000m2 of urban regeneration** on Ponswood and Castleham Industrial Estates with the relocation of the college's Automotive Training Centre (AITC) and Construction Industries Training Centre (CITC) to Ore Valley.

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<sup>1</sup> UK local and regional CO2 emissions (2019) BEIS

## Town Living

The Town Living project is focused on improving our town's housing stock and creating more diversity within the town centre demographics by repurposing and regenerating poor quality housing and redundant commercial space.

There are growing numbers of households in Hastings who cannot access affordable accommodation in the social or private rented sectors. There are over 1,500 households waiting for a social rented home and approximately 200 properties available each year. The private rented sector, which is disproportionately high in the town centre, has seen significant rental increases and is now unaffordable for many residents.

The town centre also has an ageing housing stock with many properties built pre-1919. This has contributed to a higher proportion of homes in the town centre being poorly insulated, suffering from excess cold and failing to meet the Decent Homes standard and the Minimum Energy Efficiency Standards (MEES). These factors are contributing to a higher prevalence of fuel poverty and poor health outcomes.

The Town Living project is aiming to deliver 12 new homes for Affordable Rent which are highly sustainable and energy efficient. Not only will the project provide much needed quality affordable housing, but it will support a reduction in carbon emissions and fuel poverty and improve the perception of the town centre by regenerating properties. The overall cost of the programme is £3.7 million with £1.5m being funded through the Towns Fund Programme.

The project will be delivered over phases. The first phase, which is now underway, will see the renovation and refurbishment of a 5 storey, Grade II listed property in Wellington Square. This phase will act as a pilot which will:

- Enable us to share best practice with local landlords and homeowners on renovating and retrofitting older and historic properties
- Create new construction related employment
- Provide hands on training opportunities linked to whole house retrofitting
- Help meet local housing need
- Produce much needed energy savings
- Support the improvement of health and wellbeing outcomes for our residents

The council is seeking to purchase additional properties in the town centre to deliver Phase 2.

## Hastings Town Centre Public Realm and Green Connections

The Hastings Town Deal identifies the need for Hastings town centre to focus on the future, using its strengths to engage new investors, entrepreneurs and visitors.

To support this, the **Hastings Public Realm and Green Connections scheme** focusses on the Havelock Road and Harold Place corridor in the town centre which runs from the rail station - a key gateway into the town - through the heart of the town centre and across the A259, which runs parallel to the seafront promenade, to the beach beyond. The development and delivery of the scheme is being led by East Sussex County Council, Hastings Borough Council and the Hastings Garden Town Deal team, who will provide internationally renowned expertise in horticulture and ecology and local expertise in landscape and green infrastructure planning, design and management, health and well-being and community engagement as the project progresses from concept design through to construction.

The current key elements of the overall concept design for the Public Realm and Green Connections scheme include:

- Connecting Hastings station arrival space to the seafront to support ease of movement through the establishment of a dedicated cycle route and greenway. This can be achieved through the removal of vehicular carriageway along Havelock Road / Harold Place and reallocating this space for pedestrian and cycle infrastructure;
- Defining a central public space 'Albert Circus' - named as such to reflect the Albert Memorial which previously stood at this location - at the current confluence of Havelock Road and Harold Place with the pedestrianised sections of Robertson Street and Queens Road. This will be wrapped with meadow planting, that provides a focal point which is adaptable in accommodating a range of events, activities and festivals across the year;
- Introducing a new canopy structure and piece of public art that provides a distinctive centre of gravity at the heart of the town and reflects Hastings' creative community;
- Creating new and enhancing existing dwell spaces;
- Introducing a gradient of ecologies that brings together urban, fluvial and coastal landscapes that reinterpret the site's historic environmental conditions;
- Improving the multi-functionality of the public realm to enable it to be used for different purposes;
- Increasing tree planting to contribute to the attractiveness of the space; and
- Integrate the improvements of junctions across the A259 and Cornwallis Terrace to encourage safer and permeable movement.

£2.93m of Town Deal investment, augmented by £0.497m of Local Growth Funding secured by East Sussex County Council through the South East Local Enterprise Partnership, will deliver the first phase of the scheme which focuses on all the improvements to Havelock Road, south from its junction with Station Approach, Cornwallis Gardens, and Devonshire Road, to the 'Albert Circus' area. The elements of the first phase would include:

- enhanced pedestrian footways;
- segregated two-way cycle lane which is compliant with the Government's Local Transport Note 1/20 on cycle design;
- one-way bus lane with new bus stops alongside the potential re-routing of a one-way bus route along Queens Road; and
- Sustainable Urban Drainage System (SuDS) planting.

Completing this first phase would deliver **£4,146,960 (NPV) of economic benefit**. In addition, it will:

- help to unlock future phases of public realm improvements, subject to further funding being secured, focussed on the Albert Circus area and Harold Place moving south towards the coastal A259 route and the seafront;
- enhance connectivity between the rail station, town centre and seafront through the inclusive and accessible walking and cycling routes;
- enhance the tourism, retail and creative offer of the town, driving town vibrancy, consumer confidence, inward investment and economic renewal;
- address issues of crimes and antisocial behaviour in the town centre; and
- improve climate change resilience through increased biodiversity, greening of the public space and flood mitigation.