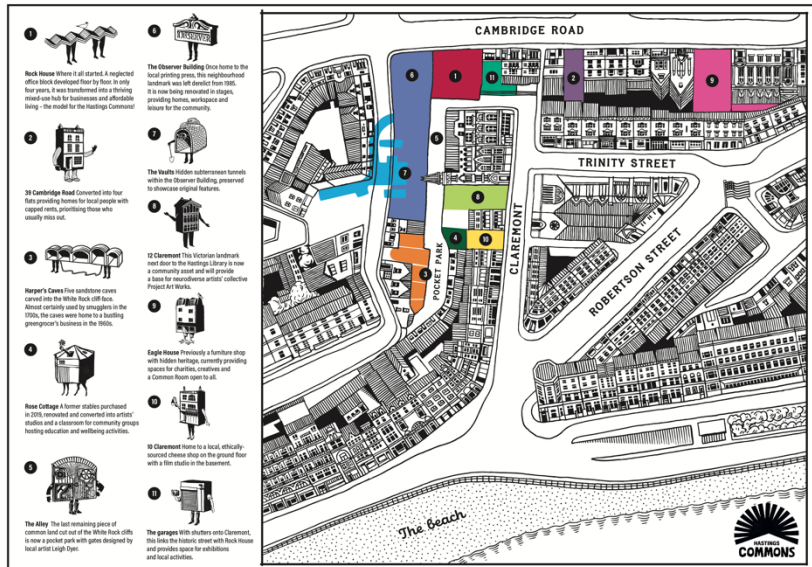


# Hastings Commons - Town to Sea

Hastings Commons is a DIY regeneration approach bringing difficult and derelict buildings back to life through 'organic phased development' in which each space is squeezed for maximum community benefit before, during and after redevelopment, and protected for the long term through community land trust ownership.



Building on the success of Rock House, a run-down office block transformed into six Living Rents flats and more than 40 capped-rent workspaces, the Commons has grown to over 8,000 square metres of buildings and spaces clustered around an historic Alley that is not owned by anyone or adopted by any authority. This locally-rooted, evolving community is creating high quality, capped rent homes and workspaces, boosting local participation and economic growth, promoting inclusion and diversity, and encouraging grassroots enterprise.

The Towns Fund investment focuses on three critically important buildings, each at a different stage of redevelopment. The capital funds will enable:

**12 Claremont** - full renovation as artists' workspace, a cultural and retail venue including some space for overnight stays targeting people who want to share, learn and contribute to Hastings.

**Eagle House** - securing the freehold and undertaking targeted interventions to open up the whole building for workspace and wellbeing, enhancing and protecting the future of the public living room (opened Sept 2021) and providing a bright and beautiful temporary mural to improve the streetscape.

**Observer Building** - following the main-phase renovation of this enormous building after 37 years of dereliction, a Creative Digital Hub will be developed in the main ground floor space. This will comprise a digitally-enabled venue and a 'digital lab' space for ongoing co-development by local young people to suit their interests (eg gaming, coding, robotics, computer-controlled making etc). Workshops, speakers and screenings will inspire a wide range of users to experiment with new technologies.

The Commons is not only about rescuing and sustaining 'common-ground resources'. It is also about 'commoning' as a verb – people working together to positively change their place and in doing so taking opportunities to improve their own lives within an open and mutually-supportive community. *We look out for each other and we look after the place.*

Hastings Commons is being created by an ecosystem of local organisations including a social enterprise property developer, a community land trust and a registered charity.



HCV is the risk-taker, the social enterprise property developer – acquisition, financing, renovation, leasing, building management, tenant support, and commercial operations. One-third owned by the CLT.



HCCLT is the democracy and engagement, building a strong organisation ready for the long-term responsibility of holding community assets in perpetuity.



L&L is the creative animator, achieving its charitable objectives by developing and funding learning programmes, and creating high-quality spaces for learning and community activity.