

**Report to:** Charity Committee

**Date of Meeting:** 16 November 2023

**Report Title:** Stade Hall

**Report By:** Amy Terry  
Property & Commercial Assets Manager

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### **Purpose of Report**

To update the Charity Committee on the Expressions of Interest process and to recommend that Spun Glass Theatre are appointed to manage Stade Hall

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### **Recommendation(s)**

- 1. That Spun Glass Theatre and appointed to manage Stade Hall subject to planning, due diligence and contractual processes**

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### **Reasons for Recommendations**

Spun Glass Theatre offered the most robust business case and have the organisational capacity to deliver the management of the Hall.

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## Introduction

1. Stade Hall has been managed and operated by East Sussex College Hastings since January 2019.
2. Their agreement comes to an end on 6 January 2024, and they advised they did not wish to renew.

## Expressions of Interest

3. A brief was put together (appended for information) and Expressions of Interest were sought with a closing date of 4 September 2023.
4. Four Expressions of Interest were submitted. One of these was non-compliant so was discounted.
5. The uses proposed by the remaining three are summarised below:

- a. Organisation A

Develop the Hall as a Climate Hub and Green Hub and promote Hastings and its' communities as working collaboratively towards a safe and sustainable future with a strong focus on local produce, food growing, community learning, green skills sharing and generating and sharing local energy.

- b. Organisation B

Want to reclaim the original intention for The Stade Hall - a vibrant community space for the people of Hastings. Also want to celebrate the history of The Stade and the fishing fleet, working together in partnership with local organisations and artists to put on excellent events, bringing families together.

Proposed uses include:

- Theatre performances
- Drama, arts and craft workshops with associated café facilities for babies, young children and adults
- Meeting place for parent and baby groups
- Live music events
- Venue for rehearsal hire and hosting birthday parties
- Exhibitions, events, training and performances from commercial and community organisations
- Cinema Screenings
- Craft fairs
- Drop in space for families
- Bread-making workshop
- Office space for staff

c. Organisation C

Engaging with the community to ensure they benefit from and can access the exhibition hall and teaching kitchen involves building strong connections and addressing their needs.

The Stade and Kitchen on the Coast are ideally situated to help us to further deliver on our objectives

- Teaching People from Deprived Backgrounds How to Cook Healthy Meals on a Low Budget
- To address the shortfall of staff in the hospitality industry.

6. These were assessed and scored against the information requested in the Brief. Credit assessments were also undertaken. The results were as follows:

a. Organisation A

- i. Score 36.
- ii. The most comprehensive proposal with an emphasis on going green, very topical, with potential benefits for the wider community and beyond. Effectively only offering certainty of a one-year management contract. The Trust needs a greater commitment, if the benefits of what they propose are to cascade to the community and beyond.
- iii. Recommended.

b. Organisation B

- i. Score 38.
- ii. A very viable proposal with evidence of clear success, with an intent to expand current operations, with clear community and wider social benefits with potential to significantly benefit other tourist related businesses in the area. Also offering a five-year management.
- iii. Recommended – most viable.

c. Organisation C

- i. 31.
- ii. A proposal with multi-faceted community and social benefit. There is a clear proposal regarding the management fee payment. However, there are concerns regarding the viability of the management structure and the overall business risk associated therewith.
- iii. Cautiously recommended.

7. In view of this further checks were undertaken on Organisation A including seeking advice from Planning. The advice is that while some of the proposed uses are

within the authorised use F1 (Learning/non-residential institutions) and F2 (local community uses) this would need to be expanded to also include sui generis uses. So, a planning application for change of use would be required.

## Coastal Users Group (CUG)

8. Feedback from the CUG will be reported verbally at the meeting.

## Recommendation

9. It is therefore recommended that Spun Glass Theatre (Organisation B) is appointed to manage Stade Hall subject to planning consent for change of use being granted. If this does not happen, then it is recommended to progress with Organisation A as the second most viable.

## Timetable of Next Steps

10. Please include a list of key actions and the scheduled dates for these:

Action	Key milestone	Due date (provisional)	Responsible
Planning obtained	Planning consent granted for change of use	TBC	Spun Glass Theatre
Spun Glass Theatre (or Organisation A) commence management of Stade Hall	Management agreement completed	TBC	Property & Commercial Assets Manager  Legal Services  Spun Glass Theatre

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## Wards Affected

Old Hastings (directly); all (indirectly)

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## Implications

Relevant project tools applied? Yes/No

Have you checked this report for plain English and readability? Yes/No

Climate change implications considered? Yes/No

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

Equalities and Community Cohesiveness	Y
Crime and Fear of Crime (Section 17)	
Risk Management	Y
Environmental Issues	
Economic/Financial Implications	Y
Human Rights Act	
Organisational Consequences	Y
Local People's Views	Y
Anti-Poverty	

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### **Additional Information**

Appendix 1 – Brief for Expressions of Interest in Stade Hall Management

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### **Officer to Contact**

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