

**Report to:** CABINET

**Date of Meeting:** 6<sup>th</sup> March 2017

**Report Title:** Potential Sports Village Development

**Report By:** Simon Hubbard  
Director of Operational Services

---

### **Purpose of Report**

To brief Cabinet on proposals brought forward for the development of improved sports facilities to replace those currently found at Hastings United Football Club [HUFC] and Horntye Cricket Club and developing around 400 new homes.

To alert members to both the potential benefits and the risks of the proposal.

To seek Cabinet approval for the negotiation of terms with Bohemia Hastings LLP and Keepmoat Ltd for the development of a new sports hub on Council owned land at Bexhill Recreation Ground and related housing development at Pilot Field (Elphinstone Road), Horntye Sports Complex and Bexhill Road Recreation Ground. Such terms (if agreed) to be presented to a further Cabinet meeting.

---

### **Recommendation(s)**

1. That Cabinet agree that the Director of Operational Services establishes terms with Bohemia Hastings LLP and Keepmoat Ltd for the proposed development of new sports facilities at Bexhill Recreation Ground and related housing development at Pilot Field (Elphinstone Road), Horntye Sports Complex and Bexhill Road Recreation Ground.
2. In taking its decision Cabinet will consider the outcome of the independent study of the benefits of the proposed scheme and its viability currently commissioned by the Council [at the developer's expense].
3. The final terms to be subject to Cabinet approval and such terms would include, amongst others:-
  - i. Sale of land at market value to Bohemia LLP and/or Keepmoat Limited subject to negotiation and project viability.
  - ii. Subject to enforceable guarantees that protect the Council's interests in the event that the delivery of the sports facilities and housing are not delivered within a timely manner.

- iii. Transfer of land to be subject to the necessary planning permissions required from Hastings Borough Council and Rother District Council for delivery of the whole scheme.
  - iv. Assurances that the Charity Commission and Sports England are satisfied with the proposed changes to sports facilities in Hastings.
4. Officers should explore the possibility of acquiring market homes thorough acquisition by the Council's future Housing Company.
  5. That subject to agreement of suitable terms a further report regarding the land sales required to deliver the scheme is presented to a future Cabinet.

---

### Reasons for Recommendations

1. The full development of proposals requires at risk investment by the developer. The proposals are dependent upon the sale of Council land and it is appropriate to indicate the Council's willingness to support this proposal if its requirements are met.
  2. There is the opportunity to develop c400 homes including affordable housing and with potential for some of this to be acquired by the Council's future housing company.
  3. The scheme would potentially deliver:-
    - a) A significant contribution to the Borough's housing target contained within the Borough Plan, gained on windfall sites
    - b) Improved educational offer
    - c) Health benefits
    - d) New pitch and sporting provision capable of meeting the needs of the community in a way current provision does not.
    - e) Employment gains
    - f) Capital receipt and revenue cost savings for the Council
    - g) Fit with a number of Council policies including income generation, housing, sports pitch strategy and regeneration
-

## Background

1. Members will be aware that Hastings United Football Club has long standing ambitions to improve its stadium and facilities to enable the club to establish a sustainable base for its future. Success on the field, increased community engagement and financial security require modern and flexible facilities. Although the club enjoyed an FA cup run in 2012/13 on the whole, its current attendances which average around 350 are not sufficient to improve its position and the current stadium will not meet the criteria for promotion to higher leagues. Furthermore, the current stadium requires immediate repairs valued at around £80k.
2. Horntye Park Sports Club was established as the home of Hastings Priory Cricket Club following the building of the Priory Meadow Shopping Centre on the site of the former Central Recreation Ground. The club has struggled financially almost since its inception and it has never featured as a base for Sussex Cricket Club matches (as was anticipated). The Trust which owns it has been seeking to develop (at least partially) the site for some time.
3. The Council itself faces challenges in the provision of sports and leisure facilities as budgets continue to shrink. The Council has concluded a sports pitch strategy with Rother. There is an ongoing need for the maintenance and refurbishment of sports/leisure facilities, as well as development of additional facilities to meet projected needs, at the same time as reducing costs.
4. The Council has been approached for its support and participation in the construction of a new stadium, sports facilities and housing on three sites:
  - a. The current football ground and social club and Pilot Field which is owned by the Council but subject to a long lease to the football club and social club.
  - b. Bexhill Road Recreation Ground which belongs to the Council.
  - c. Horntye Park sports complex which is the property of the Horntye Trust.

**The Council needs to decide if this is something that it is in principle willing to support, including the sale of its sites if satisfactory terms are reached on value and if it can be assured about the benefits of the scheme and its deliverability. The planning issues involved are the subject of separate processes and these will include consideration of policy, flooding and environmental issues. Adopting this report does not commit either Council or developer.**

5. The Scheme would be delivered in conjunction with the Keepmoat Group. Keepmoat would develop the c396 homes that are proposed as part of the scheme and would be hoped to fund (wholly or substantially) the new sports facilities and stadium.

6. The site for the new sports facilities at Bexhill Road Recreation Ground lies within Rother District and the planning permission for this will be determined there. All the other sites lie within Hastings and are within the purview of the Council's Planning Committee. The two sets of planning officers have worked together and continue to do so to ensure as consistent approach as is possible within the two sets of planning policies.
7. Negotiations are currently going on around the finances of the proposed scheme. Only if there are suitable terms identified will the matter be brought back for Cabinet decision.

### **Who Are the Scheme's Proposers**

8. The scheme is jointly proposed by Bohemia Hastings LLP and Keepmoat Ltd. The company Bohemia Hastings LLP is set up for this purpose. The Bohemia Group has a controlling interest in HUFC and an option to develop the Horntye site.
9. The shareholders of the company Bohemia Hastings LLP are Peter Sherlock and Darren Burney. The company address is that of the Burney Group at 113 Manor Road, Chigwell, Essex. The Burney Group are property developers and consultants and sponsors of both Hastings United and the Essex Cricket Foundation. Sherlock Consultancy advise they have been involved in a variety of projects including Council offices from LB Greenwich and the LB of Brent, Eltham Library and a number of schools particularly in Greenwich.
10. Keepmoat is a major housing and regeneration group whose principal activities have chiefly been in the North and Midlands. The group is based in Doncaster and was established in 1983. In 2014 it was acquired by TDR Capital Limited and Sun Capital Partners which are both private equity companies. The Group had an annual turnover in excess of £1billion in each of the last two years.
11. Keepmoat's role within this scheme will be to deliver the physical development of both the housing and leisure elements of the programme. Our confidence in Keepmoat will be crucial because the Council would want to be assured that the sports facilities will be delivered in a satisfactory and timely way.
12. The sports facilities would be owned by an amended Horntye Charitable Trust. It is essential that this is the case to enable the use of Horntye Park assets and in particular obtain the consent of the Charity Commission. It would be run by a professional leisure company on the Trust's behalf.

## The Sports Hub

13. The proposal is now to develop a new sports hub on HBC land at Bexhill Road which would include:-
  - a. A football stadium for HUFC capable of allowing its growth and commercial sustainability
  - b. A 3G pitch for football, rugby and American football, playable during conditions which would make grass pitches unplayable or liable to damage
  - c. A second 3G pitch, football specific, with seated stand
  - d. 5 full size football pitches
  - e. 2 junior, 2 mini pitches and 2 cricket pitches
  - f. Cricket practice nets
  - g. An artificial grass pitch [AGP] hockey pitch
  - h. A sports hall housing substantial gym facility
  - i. Netball courts
  - j. 2 squash courts, which double as dance studio space
  - k. 4 petanque rinks
  - l. A refurbished building to act as a visitor centre for the Pebsham Countryside Park
  - m. Car parking for 377 cars and coach parking
  
14. This would result in the following gains and losses
  - a) Gain of:-
    - i. 1 x 3G football pitch (equivalent to approx. 3-4 grass pitches)
    - ii. 1 x 3G multi use (equivalent to approx. 3-4 grass pitches)
    - iii. 4 x petanque rinks
    - iv. 1 x netball court
    - v. 1 x cricket pitch and nets
  - b) Loss of:-
    - i. 1 x grass rugby pitch (relocated to 3G AGP)
    - ii. 1x grass senior football pitch (relocated to 3G AGP)
  - c) Hockey facilities remain the same at 1 pitch
  - d) Squash courts will replace the loss of courts at Elphinstone Sports and Social Club.
  
15. There would be a “swap” of sports hall facilities at the new development for those currently at Horntye. However, the new facility will be a substantial improvement because it is larger than the existing one at Horntye and likely to appeal to a broader range of sports such as futsal, handball, roller hockey and trampolining.
  
16. There would be a gain of a substantial new gym facility where none currently exists.

17. The offer is regarded as being a qualitative improvement because:-
- a. New artificial grass pitch [AGP] hockey pitch will replace the current hockey pitch at Horntye which has a surface in desperate need of repair.
  - b. The existing grass pitches at Bexhill Road suffer from drainage issues. The condition and drainage of the proposed grass pitches will be improved.
  - c. Modernised football stadium.
  - d. Proposed third generation [3G] pitch facilities will provide a better quality surface than the current grass pitches on site and help address the issues caused by the existing poor drainage. The capacity of a 3G pitch is far greater than that of a grass pitch. Therefore the introduction of two 3G pitches will significantly increase the number of quality pitches on site.
  - e. Improved netball courts compared to the current borough wide offer.
  - f. The Scheme incorporates modern changing rooms for all users. Refurbishment of western pavilion as visitors centre. The existing eastern pavilion has reached the end of its life time and does not comply with the ideal modern standards.
  - g. Enhanced disability access
18. The Scheme is intended to improve the provision of activities available to residents. In sporting terms, the proposal appears to provide for a wider range of sporting activity to be available at the Bexhill Road site. The proposed sports hall is larger than the existing Horntye sports hall and is likely to appeal to a broader range of sports such as futsal, handball, roller hockey and trampolining.
19. The current proposals comprise the following mix of housing :-
- At Horntye, It is proposed there will be 162 homes comprising a mixture of apartments and family homes.
  - At Pilot Field the developers currently propose 70 homes, mainly 2,3 and 4 bedroom houses
  - On the lower tier site at Bexhill Road Recreation Ground the current proposals are for 164 homes, again mainly 2, 3 and 4 bedroom family houses
- The housing proposals are at this stage indicative and will be subject to planning permission. However, if realised in full they would deliver circa 396 additional homes comprising a mix of house types and tenures.
20. The Council's policies would anticipate circa 125 affordable homes on this basis. The Council's corporate plan target for affordable housing is an average of 75 p.a. The exact mix and tenure is still to be agreed and would be subject to normal viability tests and negotiation. It is assumed at this stage that the affordable will comprise a mixture of homes for affordable rent and shared ownership.
21. The planning policy requirement is for 25% of the homes on the Horntye and Pilot Fields sites to be provided as affordable housing. On Bexhill Road Recreation Ground the policy requirement is 40% as technically this is defined as Greenfield

land. It may be open to the Council to consider with the developers varying the affordable proportions across the three sites to improve the housing offer and maximise delivery of the overall project.

22. In addition to the above, discussions are taking place to explore if the Council's housing company might acquire units from this scheme. The Council might agree an option with developers whereby it takes market housing units in lieu (or as part) of capital receipts for disposal of council land to the developers. Savills have been commissioned to undertake an appraisal on behalf of the Council. The resulting units would be quite distinct from the affordable housing requirement provided by a registered provider (Housing Association) and would likely be let by the Council on a commercial basis at market rents.

### **2016 Hastings and Rother Playing Pitch Strategy**

23. There are currently no 3G artificial grass pitches (AGP) suitable for formal competitive football in Hastings or Rother. The 2016 Hastings & Rother Playing Pitch Strategy (PPS) supports the development of 2 full size 3G AGP pitches in Rother and 1 full size pitch in Hastings. The Sports Hub proposals include two 3G AGP pitches.
24. Water logged pitches are a common problem at Bexhill Road. 22% of football matches and 61% of rugby matches were cancelled during 15/16. During the same period the majority of local clubs reported that pitch quality has deteriorated over recent seasons. The current number of match cancellations significantly limits the ability of the local football league and rugby club. The PPS highlights the urgent need for pitch improvements and highlights options such as re-prioritisation of maintenance regimes to help reduce cancellations. Maintenance and operation of the pitches will be incorporated within the new operational model.
25. There is currently no Sunday League competitive football played in Hastings. It should be noted that if this type of football (affiliated but low standard adult football) was to increase in demand and there was sufficient demand for a competitive league, the demand for facilities and the resulting wear and tear of grass pitches would increase.
26. The timber eastern pavilion at Bexhill Road is near the end of its life and the PPS states that an alternative ancillary solution is required. The Sports Hub proposals incorporate alternative modern changing facilities, accommodating all users.
27. Additional cricket pitch capacity is required in Hastings and Bexhill where users are finding it increasingly difficult to secure match play facilities. There are currently no cricket pitches at Bexhill Road. The proposal includes two new cricket pitches (the outfield areas overlay the adjacent football pitches). This will increase the

overall number of cricket pitches in the town from 2 to 3. This additional cricket pitch will increase cricket capacity at peak Saturday afternoon match times, in-line with the PPS recommendations.

28. The PPS states that local rugby clubs would benefit significantly from having access to appropriate 3G pitch for training purposes, which is being proposed by the scheme.
29. The PPS states that the long term playing location for both South Saxon Hockey Club (the only hockey club in Hastings and Rother) and Hastings and St Leonards Priory Cricket Club is a concern, considering the uncertainty of their home ground at the Horntye Park Sports Complex. Therefore the inclusion of a dedicated hockey specific AGP pitch within the proposals is likely to be welcomed by Saxons. Saxons have identified latent demand for new teams at the club, but are currently unable to capitalise on this as their pitch time is encroached by small sided casual and commercial football use. However, this is likely to be addressed by the proposed additional 3G AGP pitch which would displace the football use, creating further capacity for Hockey. It is worth noting that football and hockey require different AGP pitch surfaces.
30. The 2015 Leisure Facilities Strategy indicates that the current supply of sports halls within Hastings is closely aligned with local demand. However there is often a shortage of hall space at peak times across Hastings, which would be exacerbated should Horntye's current hall be lost and not replaced. Like the PPS, the strategy emphasises the importance of catchment areas, especially for our large percentage of residents traveling by foot and public transport.

### **Land Disposal Issues**

31. In terms of the sports facilities it is proposed that the Council will grant a 999 year lease to the Horntye Trust. The Charity Commission will be required to approve the disposal of the present site and the acquisition of alternative provision. It is not possible for the scheme can proceed without this. The developer is in negotiation on this matter with the Commission currently. This land comprising 15.28 hectares is outlined on drawing number ESAD 1735 at Appendix 1.
32. The sale of 5.65 hectares of land at Bexhill Road Recreation Ground outlined on drawing number ESAD 1731A at Appendix 2 for housing development.
33. The sale of 3.17 hectares of land at Elphinstone Road for housing development outlined on the plan at Appendix 3. This is the site currently occupied by Hastings

United (Pilot Field) and the Elphinstone Social Club on leases that expire in 2068 and 2066 respectively.

34. The land in 34 and 35 above falls within the definition of Public Open Space under the Local Government Act 1972 and Section 123 of the Act requires any disposal of the land (including by lease) to have a Notice published in the paper for 2 consecutive weeks and any objections to be considered.

## Planning Issues

35. The planning teams at Hastings and Rother Councils have agreed to work together on pre-application processes. The proposals for Hastings are on land designated as recreation space. The Hastings Planning Committee would need to be satisfied that the application(s) and proposed uses:-
- i. Demonstrate that existing facilities are poor, unsustainable and surplus to requirements. This would include exploration of alternative sport offers for site and/or redevelopment that could meet an identified local need. The various options would need to be supported by data to show why they are/are not viable development options. A profit/loss of the existing facility would assist to demonstrate the current situation at Horntye Park and Hastings United Football Club which would be kept confidential.
  - ii. Set out at local level what other facilities would be available for local residents, including those accessible by means other than the private car.
  - iii. Set out how the proposed sports hub would meet a need at local, regional or national level supported by data.
  - iv. Set out how the proposed location for the Sports Hub will be accessible by means other than the private car.
  - v. Provide affordable housing to meet relevant Local Plan policy requirements, subject to viability.
  - vi. Where housing is proposed, provide a well laid out scheme of good design that is appropriate to the character of the area, providing a good living environment for future occupants without harm to neighbouring residential amenity. In addition the scheme should provide sufficient car parking and safe access to and within the site. The scheme should be supported by sufficient information to address specific site issues such as ecology and flooding. This list is not exhaustive.
  - vii. Show that the design/layout and mitigation has regard to the Local Wildlife Site designation on site.
  - viii. Have regard to relevant policies within the Local Plan which include CI2, HN8, HN10, EN2, EN8, H1, H2 and H3 of the Hastings Planning Strategy. Policies in the Hastings Development Management Plan would be relevant in the consideration of more detailed aspects of the scheme, such as Policy HN9. In addition the proposed development should have regard to guidance contained within the Planning Practice Guidance and the National Planning Policy Framework including guidance in respect of loss of playing fields and sports facilities.
  - ix. Impact on Combe Valley Countryside Park.

## The Benefits of the Proposed Scheme

36. The proposers have agreed to an independent assessment of the social, economic and health outcomes of the proposal as well as its ongoing viability. A full list of the benefits estimated are attached as Appendix 4 to this report but the principal ones are as follows:
- i. Increased use of sports facilities from 53,000 currently using the existing facilities to 116,000 using the new sports hub annually. A figure of £22m per annum in healthcare benefits has been claimed.
  - ii. Training initiatives including 100 school projects and a new relationship with Sussex Coast College which will deliver sports and leisure training at the hub, including a football academy.
  - iii. The creation of around c396 homes, including much needed affordable houses and the hub, with a combined construction spend of £58m and around 1,039 person years of construction-related employment. We would wish to push for the maximum benefit for local people from this.
  - iv. 57 additional long term jobs (again to be tested) operating the new facilities.
  - v. Gross value added to the economy of £3.6m over 5 years.
  - vi. £1.6m of new homes bonus over 4 years.
  - vii. Council tax receipt of which approximately £56k p.a. would accrue to HBC, subject to planning.
37. The Scheme would be of benefit to the curriculum delivered by Sussex Coast College Hastings to local people. The College already works in partnership with Hastings United and Skilltec on the football academy with additional work with under 16s at school sites. The College has access to outside space it does not regard teaching and theory facilities as adequate to support expansion.
38. The estimated new development would enable the college to expand its provision in relation to coaching, development, nutrition, physiotherapy and other disciplines at all levels.
39. In addition it is likely that the Council will be able to save in both its revenue expenditure on pitch maintenance at Bexhill Road currently valued at £25k per annum. The additional costs (principally the cleaning and maintenance of changing pavilions) is valued at £15k per annum with associated pitch hire income of £6k. The pitches at the Bexhill Road site suffer from drainage issues with a high number of cancelled matches occurring from November to February. The recent Playing Pitch Strategy identifies the need to re-prioritise the maintenance regime to address these cancellations. The Council will also not have to replace or

refurbish changing facilities. However it would lose circa £7,500 per annum from rent it receives from Hastings Utd and Elphinstone Sports & Social Club.

40. The developers have also identified that they will contribute up to £100k towards the development of new family support, educational and communities facilities at The Firs. In addition and as part of the overall development proposals for the new stadium, HUFC will enter into a deed of variation to surrender the use of the car parking facility at the Firs to allow the Education Futures Trust to fulfil their ambitions.

## Regeneration Impacts

41. Hastings has begun to make real progress since its decline in the mid and late 20<sup>th</sup> century. The establishment of the SEEDA Task Force spearheaded the development of the University, College, employment sites, Link Road and the significant impact of the cultural regeneration approach which encouraged Jerwood, supported The Source, worked with the community to re-open the Pier and invested in new housing led regeneration in St Leonards. However, much remains to be done.
42. This Scheme would offer (if successful) a number of contributions to improve not only sports facilities and housing, but the image and profile of Hastings both internally and externally.
  - i. In itself, a successful football club would be the source of pride to many in the community and a potentially positive vehicle for the Borough's image.
  - ii. The proposal is strategically linked to supporting both the College and future university provision – both crucial to the future.
  - iii. Good quality facilities in the extreme west of the Borough, improved flood defences and improvements to the Countryside Park will have a positive impact upon a part of the Borough which is often neglected because of issues elsewhere.
  - iv. It fits with the Borough's contributions to support improved health and participation in sport/leisure as a means to improved health and welfare. Sport can be a key driver in social inclusion.
  - v. It generates new homes including affordable housing in West St Leonards and East Hastings area and the UK has an overwhelming need to generate more dwellings for people to live and this is an opportunity to both deliver and improve upon the Borough Council's targets as laid out in the Borough Plan.
  - vi. It offers a potentially sustainable base for sports and leisure activity where none exists at the moment.
43. Set against these gains the downsides seem relatively few (although there are real risks). Residents in Pilot Road may or may not welcome new housing but will

avoid the disruption a more successful football club may cause. Some residents of West St Leonards may be concerned about renewed traffic congestion and careful work to address this will be required with East Sussex County Council.

44. However, enabling Civil works associated with the residential development of the lower Tier site will ameliorate the existing flooding problem for homes on the lower Bexhill Road. This is a major benefit to existing residents and will be of benefit to them in the future. It is estimated by the developer that over 70 homes would benefit from this.

## Risks

45. The chief risks are:
- a. That Rother will not grant planning permission for the sports facilities or Hastings for the housing, for policy or environmental reasons.
  - b. Housing is developed out but sporting facilities are not delivered or delivered below specification.
  - c. The business plan for the sports facilities is not sustainable or not attractive to sports clubs or individual users, particularly those from disadvantaged groups.
  - d. A perception that there is a loss of facility in East Hastings.
  - e. The Charity Commission may not support the proposal.
  - f. The complexity of the legal processes imposes an unacceptable delay.

An initial strengths, weakness, opportunity and threat [SWOT] analysis is attached to this report. This is work in progress and will be reviewed in the light of subsequent negotiations with the developer.

## Study on viability

46. Independent consultants have been engaged, at the Scheme promoters' expense, to critically analyse the business case and the economic and social impact assessments presented by them.
47. In particular, we have required the following to be examined :-
- i. The capital costs for infrastructure/civil works at Combe Valley (sports village and residential), including elements such as s106 obligations, etc.
  - ii. The capital costs for the development to be undertaken on the two sites vacated (Hornty Park and the Pilot Field)
  - iii. The likely revenue returns generated by the development (Combe Valley, Hornty Park and Pilot Field), the costs of its operation and the long term sustainability of the sports complex
  - iv. The revenue costs associated with the residential development, and revenue to be generated from the residential development proposed (Combe Haven, Hornty Park and Pilot Field)
  - v. The adequacy of the car parking and transport arrangements at Combe Valley

- vi. The robustness of the 'soft' benefits predicted including (but not limited to) the number of school/college students benefitting from the development, the number of apprenticeships created, the number of permanent (sports village) and temporary (construction, etc., ) jobs created, the number of leisure users benefitting from the development, the new homes bonus created, and the additional council tax generated
  - vii. The adequacy of the management contract to be entered into with the site operator, including any TUPE provisions for existing staff
  - viii. The proposed timescales for the developments
48. No community facilities will be lost in East Hastings as a result of this proposal. The current MUGA will be retained and the area of The Firs should be enhanced through its development by the Education Futures Trust (subject to planning). The MUGA is well used by community and formal hirers, the Council grass football pitch located within The Firs area is only used by one team currently, but is not impacted by this proposal. The current pitch in the football stadium is not available for community use.

## Policy Implications

### Equalities and Community Cohesiveness

49. The Council will wish to ensure that the proposed sports facilities are designed and programmed in a way which will allow the maximum use by all parts of the community. In particular disability access will be an important design feature and access by cycling/walking and public transport will need to be carefully considered as part of the Scheme's design.
50. The provision of affordable housing and potentially additional rented housing should help address increasing need in the Borough.

### Crime and Fear of Crime

51. Participation in sport encourages positive attitudes and social interaction. Increased participation rates if achieved should contribute to finding alternatives to anti-social activity. The provision of employment and training should also be positive in this respect.

### Risk Management

52. There are risks to be managed which have been identified in the report and in the initial SWOT which is attached to this report. These include:-
- a. Ensuring the delivery of a scheme are agreed.
  - b. Planning process.
  - c. Ensuring good attractive design.
  - d. Ensuring the council achieves the financial and housing gain identified.

The report addresses these issues and the subsequent report will need to consider further how these might be addressed.

### **Environmental Issues**

53. The scheme developer will need to satisfy this Council, Rother and the Environment Agency that flooding issues are fully addressed in the proposals.
54. The developer will need to address how access by green transport methods can be maximised.

### **Economic/Financial**

55. Discussions are currently taking place with the developers about the value of the sites proposed to be sold. The subsequent (part 2 report) will detail the expected income from the sales and if departure from market value is recommended.
56. The income from land disposal under this proposals is not currently included in the Council's budgets and will therefore be expected to have a positive influence on the Council's financial position. The possibility of acquiring stock to rent is also potentially a contribution to income generation.
57. The potential savings in terms of maintenance and refurbishment are in the report.

### **Human Rights Act**

58. None identified.

### **Organisational Consequences**

59. None identified.

### **Local Peoples Views**

60. The Scheme developer has undertaken consultation with some groups but a structured report on this should be required. The Council will wish to have the views of sporting and equality groups as well of those of partners like the Clinical Commissioning Group.

### **Anti-Poverty**

61. Access to sports and leisure is a part of addressing the exclusion caused by poverty.

62. Affordable housing and (potentially) the provision of good quality rented stock should help address exclusion.
63. Employment and training opportunities are a key component of addressing poverty and this proposal should contribute to this. The council should seek to identify guarantees in this respect from the developer.

### **Views of the Public**

64. The Scheme sponsors have undertaken a variety of consultations. However, it is suggested that a more formal report on consultation with sporting and disability groups should be requested to inform the subsequent report to Cabinet.

---

### **Wards Affected**

None

---

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

---

### **Additional Information**

---

### **Officer to Contact**

Officer Name: Simon Hubbard  
 Officer Email Address: shubbard@hastings.gov.uk  
 Officer Telephone Number: 01424-451753

