

CULTURE, RECREATION & TOURISM CABINET MEMBER MEETING

Agenda Item 37
Brighton & Hove City Council

Subject:	Foredown Tower	
Date of Meeting:	15 September 2009	
Report of:	Director of Culture & Enterprise	
Contact Officer:	Janita Bagshawe	Tel: 29-2840
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Key Decision:	No	
Wards Affected:	Portslade North and Hangleton & Knoll	

FOR GENERAL RELEASE

1 SUMMARY AND POLICY CONTEXT:

- 1.1 On 16 September 2008 the Culture, Reaction & Tourism Cabinet Member Meeting instructed officers to enter into discussions and negotiations with the Hove & Adur Sea Cadets in respect of a full repairing lease arrangement in respect of Foredown Tower in order to provide new opportunities for young people in Portslade and to ensure the long term future of the Tower as a community facility.
- 1.2 Agreement has been reached with the Sea Cadets on the Heads of Terms for the proposed lease.

2 RECOMMENDATIONS:

- 2.1 That the Cabinet Member Meeting approves the attached Heads of Terms and authorises the Director of Culture & Enterprise and Director of Finance & Resources to enter into the lease on those terms with the Hove & Adur Sea Cadets.

3 RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 On 16 September 2008 the Culture, Tourism & Recreation Cabinet Member Meeting resolved:
 - 3.1.1 *That the Director of Cultural Services and Director of Finance and Resources be instructed to enter into discussions and negotiations with Hove and Adur Sea Cadets for a full repairing 25 year lease on a peppercorn rent for the Tower for community usage, in order to provide new opportunities for young people in Portslade and to ensure the long term future of the Tower as a mixed use*

community facility and to ensure access by the public and community groups to the South Downs National Park;

- 3.1.2 *To explore the possibility of setting up a community development trust to manage the Foredown Tower and, in the longer term, to pass the building into community ownership. This option should be discussed with Hove and Adur Sea Cadets and other interested community organisations.*
- 3.1.3 *That lease agreements include clauses that will ensure camera obscura demonstrations, educational opportunities for schools and opportunities for the use of the Tower by other community and interest groups including the Astronomers, as well as the caveat that the Cadets cannot use the Tower for band practice.*
- 3.2 The management of the Tower by the Hove & Adur Sea Cadets presents a strong fit with the Council's desire to see community use of the building and preserve it as an important local landmark. The Tower will be used regularly throughout the year by the Unit and also would maintain its current functions. It would achieve the aspiration of providing an access point to the South Downs National Park.
- 3.3 The Heads of Terms attached in Appendix 1 reflect the recommendations made at the Cabinet Member Meeting of 16 September 2008. They contain the clauses mentioned in paragraph 3.1.3 and ensure that the community uses set out in paragraph 3.2 are achieved. In the event of an interested party coming forward in the future with a proposal to form a Community Trust or similar vehicle, the Council would still have the option of disposing of Foredown Tower subject to the existing lease to the Sea Cadets.

4 CONSULTATION:

Not applicable. Consultation undertaken and reported previously to Culture, Recreation & Tourism Cabinet Member Meeting dated 16 September 2008.

5 FINANCIAL & OTHER IMPLICATIONS:

5.1 Financial Implications:

As was stated in the Director of Culture & Enterprise's report to the Cabinet Member meeting on 16 September 2008, granting a full repairing lease (at peppercorn rent) would save the authority repair costs to the building, and additionally will provide a small revenue saving.

Finance Officer Consulted: Peter Francis

Date: August 2009

5.2 Legal Implications:

Considered in paragraph 3.3 above.

Lawyer Consulted: Carl Hearsom

Date: 6 August 2009

5.3 Equalities Implications:

The recruitment policy of the Hove & Adur Sea Cadet unit is to recruit from all backgrounds regardless of race and religion. Subscription rates are kept as low as possible to be affordable for families on low income or unemployed.

5.4 Sustainability Implications:

As has previously been stated, the Tower is not sustainable in its current form as a visitor attraction.

5.5 Crime & Disorder Implications:

There are no direct crime and disorder implications.

5.6 Risk & Opportunity Management Implications:

There are no direct risk and opportunity management implications.

5.7 Corporate/Citywide Implications:

Agreement of a lease arrangement with the Hove & Adur Sea Cadets will enable some current services to continue to be run at Foredown Tower whilst providing a new opportunity for young people in the Portslade area.

6 EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Alternative options were detailed in the report to the Cabinet Member Meeting of 16 September 2008.

7 REASONS FOR REPORT RECOMMENDATIONS:

- 7.1 Entering into a lease agreement with the Hove & Adur Sea Cadets will provide a community facility at Foredown Tower for community groups, an access point for the South Downs National Park and facilities for walkers, and secure the future of an important local building.

SUPPORTING DOCUMENTATION

Appendix 1: Heads of Terms agreement

