

# **CULTURE, RECREATION & TOURISM CABINET MEMBER MEETING**

## **Agenda Item 36 (a)**

Brighton & Hove City  
Council

### **BRIGHTON & HOVE CITY COUNCIL**

**20<sup>th</sup> October 2011**

## **Deputation concerning**

### **The Future of Saltdean Lido**

#### **(Spokesperson)**

Mr Simon Kirby MP

As you are aware the Council are the freeholders of the only Grade 2 star listed Lido in the country. However the leaseholder has publicly stated on record for well over seven years that it is his desire to build flats on the site. Last year he presented plans and held a public exhibition attended by many local people where he proposed filling in the pool with concrete and building some one hundred and two flats, five stories high.

Since this time he has continued to propose considerable residential development and was recorded just this month stating that he still wishes to build on this very special site. My constituents have contacted me to express their fears for this valuable building.

In the supporting evidence you can see clearly the disrepair and poor condition of the building and I have to ask how has it happened that this building of national importance has been allowed to get into this state? There are many cases, nationally, of lease holders deliberately running down listed buildings in the hope of acquiring planning consent.

Madam Mayor, you will have to consider carefully and draw your own conclusions whether that may or may not be the case in Saltdean. That Saltdean, that serves the community as it was always intended. Saltdean needs facilities and amenities certainly not more housing and a lack of infrastructure to go with that housing.

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I have monitored the Save the Saltdean Lido Campaign since it was founded last year and what I have seen is a group of dynamic, credible and highly committed young people who have a vision to make the Saltdean Lido into a successful, thriving building that local people and the local council can be proud of. The support for the campaign and what they have achieved in a small amount of time is a great credit to them and their determination on behalf of a united community who want the option to take over the site

We should also remember that there are other groups active in Saltdean. The Saltdean Community Association and the Saltdean Residents Association who are working equally hard on behalf of residents in the area.

The campaign group have written a business plan, they're working with architects and have presented their vision to local people. Two thousand people have been consulted and 99 percent of those people support the community operating the site. Their plans could create Saltdean Lido in to a fantastic attraction, not just for local people, but for people across Sussex, the UK and the world.

The Lido's not a problem waiting to be resolved but it's an asset, regardless of potential, in terms of employment, leisure facilities and providing the community; facilities that are much needed.

It is obvious that the lease holder is not going to walk away from the situation, but with this week's announcement that the Saltdean Lido is on the English Heritage 'At Risk' register, the council have more options and more powers available to resolve this situation once and for all.

Under Section 48 of the Planning, Listed Buildings, and Conservation Act 1990, the Local Planning Authority can serve a notice setting out the repairs needed for the proper preservation of a listed building. If the building is not repaired within two months the Local Planning Authority may then serve a compulsory purchase order under Section 47 and if it is confirmed by the Secretary of State, proceed to acquire the building in accordance with Acquisition of Land Act 1981. In cases where it can be proved that the building is being neglected deliberately in order to justify demolition for redevelopment, the Secretary of State can direct that the owner be paid the minimum compensation.

In conclusion I urge the Council to listen to local people, listen to what they want and to consider embarking on the statutory powers available to them now that the Lido is on the 'At Risk' register.

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## **ANSWER FROM COUNCILLOR BOWDEN**

So far as the Council as a landlord is concerned, our mission is to ensure that the community facilities are provided. Talking about development to ensure that those community facilities are provided is an unnecessary and completely unwelcome sideshow as far as I'm concerned.

The previous administration served a repairs notice on the lessee and we are in negotiations with him. I am not able to say anything more about that complex situation for legal issues.

You must ask the question "how has this happened?" elsewhere. We've only been in office for about five months.

