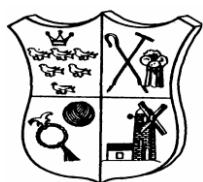


HAILSHAM TOWN COUNCIL

ASSETS MANAGEMENT COMMITTEE



REPORT (Minutes) of the Assets Management Committee held in the Fleur de Lys Meeting Room, Inglenook, Market Street, Hailsham on Wednesday 9th September 2026 at 7.00 pm.

AMC/26/
02/44

Public Forum

Representatives of the Tennis Club addressed the meeting. They were concerned that the 30-year lease had been replaced by a seven year one.

Councillor Byrant said that there was a misunderstanding of the new grant system. They agreed to write to the Town Clerk for clarification.

Councillor Laxton said that residents of Hawks Road had requested speed awareness signs be placed near Hawks Farm school.

Councillor Laxton requested that as the Council noticeboard at Holyhead Close had been broken, could it be replaced and put at Union Corner Hall.

45 **Committee Members Present**

Councillors: C. Bryant, A. Blake-Coggins, D. Chapman (Chair) M. Caira, B. Carpenter, C. Mitchell, A M. Ricketts (substituting for Councillor P. Holbrook) and G. White.

46 **Officers in attendance:**

J. Harrison (Town Clerk) and D. Saxby.

47 **Apologies for Absence**

Apologies were received and accepted from Councillor Holbrook. Mr Lee was also not present.

48 **Declarations of Interest**

Councillors Bryant and Chapman declared an interest in agenda item 9 – Streetlights as they are acquaintances of one of the people who had tendered for the work.

49 **Minutes of Previous Meeting**

Councillor Mitchell said that the minute on Ersham Road Triangle should read that East Sussex County Council should carry out any work before Hailsham Town Council hand the land over.

RESOLVED that the Minutes of the Meeting of the Assets Management Committee held on Wednesday 15th July 2026, as amended be confirmed as a correct record and signed by the Chairman.

The vote in favour of this resolution was unanimous.

30

Updates and Progress

Mr Lee had provided a report on the following:

The Station youth club mezzanine, awaiting new fire doors that were requested by building control all other work complete. Staff finishing the carpet and decorating.

- ☐ Union corner hall works completed, original schedule was 3 weeks for the toilet works the project took 4.5 weeks to complete but with the addition of a full LED lighting upgrade both inside and out for the whole site, new anti-slip surface on disabled ramp, outside tap installed and energy efficient boiler fitted, additional delays were caused by the additional works plus the Hall being hired out whilst work was progressing.
- ☐ Orchard Park bridge replacement completed.
- ☐ Purchase of 70 South Road completed, works team currently relocating to the site, security company in place to guard the site, alarm monitoring switched to HTC and security company.
- ☐ Redecoration and repointing of 6a Market Street completed.
- ☐ Streetlight tender live, closes September 4th.
- ☐ Repairs to Changing places completed and re-opened, works included new lighting in all three and new ceiling in central toilet.
- ☐ Recruitment for a new maintenance operative completed Martin Lee appointed
- ☐ Recruitment for James West Manager completed Sue Spence for the 10-hour position and Kirsten Fernforth for the 30-hour position.
- ☐ Repairs to the slitting on Maurice Thornton carried out.
- ☐ Purchase of the City washer underway, JLC were approached but didn't have a suitable vehicle, the original vehicle has been ordered.
- ☐ Currently looking at Architects for 70 South Road.
- ☐ Ash Dieback works started.
- ☐ Condition report work ongoing, over halfway through this year's schedule.
- ☐ Compliance system ongoing.
- ☐ Cemetery lodge now vacant, agenda item
- ☐ Foodbank have left vacated the building, end of tenancy works were not completed, this was raised with the foodbank and an agreement in now in place.
- ☐ Seeds of Hope licence completed, this is a licence to occupy the land on a rolling yearly basis.
- ☐ District Valuer contacted for remaining lease valuations. (tennis, cricket & Football)
- ☐ Currently working on updating and renewing leases.
- ☐ Appeal lodged with secretary of state regarding WDC enforcement notice for the removal of the windows at 6a Market Street, these windows were installed without the required planning permission in place.

51 **Finance Report**

Copies of the latest Finance Report had been circulated with the agenda.

RESOLVED to note the Finance Report.

52 **Hailsham Cricket Club Pavilion**

Members of the Cricket Club addressed the Committee. They had a funding gap of £107,883. They asked Hailsham Town Council for an additional CIL contribution.

Councillor Laxton requested that debate on the Cricket Club's request be held under Confidential Business.

53 **Sports Sub-Committee**

Councillor Chapman updated the Committee on a recent meeting.

Councillor Carpenter said that was aware that now better players were at the Cricket Club, a net around the play area could be needed.

RESOLVED to investigate the provision of a winch operated net to protect those using the play park.

The vote in favour was unanimous.

54 **Ersham Road Roundabout**

Councillor Mitchell updated the Committee on the recent Teams meeting with representatives of East Sussex County Council. They explained why they wanted to alter the preferred Hailsham Town Council option and reduce the available car parking spaces to four.

It was agreed not to vary the original option and resolution.

55 **Streetlights**

RESOLVED to note Mr Lee's report on High Intensity Discharge.

The vote in favour was unanimous

56 **4 Market Street**

It was reported that the Foodbank had vacated the premises. Mr Gillett said that the necessary work to the building would be complete by Friday 11th September.

Councillor Mitchell said the roof tiles should be inspected to see if it was safe to remove the netting if they were in good condition. If not, to make them good.

RESOLVED to give the Chamber of Commerce a letter of intent to allow them to move into the premises.

The vote in favour was unanimous.

57 **Cemetery Lodge**

Mr Gillett said that following the tenant leaving, the outdoor staff had started work on the Cemetery Lodge to prepare it for reletting. There was a considerable amount of work to do. A full refit was needed along with rewiring, a new boiler and damp coursing. There was possible subsidence.

Mr Gillett's report was noted.

58 **Fields in Trust**

Fiels in Trust had requested permission to launch a social media campaign to promote and advertise Western Road Recreation Ground.

RESOLVED to agree the request and suggested Fields in Trust arrange a meeting with the Sports Sub-Committee.

The vote in favour was unanimous.

59 **A22 Connectivity Project**

Mr Lee had a produced a GANTT chart for this project.

RESOLVED to defer this item to the next meeting.

The vote in favour was unanimous.

60 **Defibrillator**

The Town Clerk reported that the defibrillator that was on the outside of the library had to be removed and it was not possible to reinstall it. He suggested that the Citizens' Advice Bureau or the Cricket Club Pavilion would be a nearby suitable venue to locate the defibrillator. Representatives of both had indicated that they would be willing to house it.

The HMI Club was also suggested as a possible suitable site.

RESOLVED to defer this item to the next meeting for a decision and in the meantime to write to the HMI Club to see if they happy to house it on their premises.

The vote in favour was unanimous.

61 **Confidential Business**

RESOLVED that the press and public are excluded during the discussion on the next items on the agenda (12 to 15) as they concern: the terms of tenders for contracts or negotiations or matters that are otherwise not in the public interest (In

accordance with the Council's Standing Orders No. 1E).

The vote in favour of this resolution was unanimous.

62

Hailsham Cricket Club - Pavilion

The Committee agreed earlier in the meeting to hold discussion on the Cricket Club's request for additional funding under confidential business.

RESOLVED to potentially offer up to £107,883 from CIL receipts as a loan to be repaid over an agreed period. This would be subject to the Cricket Club producing their audited accounts in time for the Council meeting on 23rd September, to enable consideration of the loan and ability to repay, along with a formal detailed recommitment to the verbal agreement given at the Assets Management Committee in April 2026 that the pavilion would be made available for use by wider community groups, and that the Cricket Club collaborates with Hailsham Town Council on Council run events allowing use of the pavilion.

Councillors A. Blake-Coggins, Bryant, Chapman, Caira, Carpenter, Mitchell, Ricketts and White voted in favour.

Councillor Laxton voted against.

63

Tree Budget

Mr Gillett reported that the Ash dieback work had been completed and had used up the remainder of the tree budget. £9,600 was still owed to the Council's contractor.

RESOLVED to recommend to Council that future bills for tree work be taken from General Reserves on as and when basis for the remainder of the financial year.

The vote in favour was unanimous.

There being no further business the meeting closed at 8.45pm