



Seaford Town Council

Minutes of a meeting of the Town Council's Assets & Facilities Committee – 26 February 2026

Held in the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm

Present:

Councillors O Honeyman (Chair), R Honeyman (Vice Chair), S Ali, C Bristow, S
Dunn, S Markwell, O Matthews, J Meek, G Rutland, and L Wallraven
Steve Quayle, Town Clerk

Darryl Keech, Deputy Town Clerk & Responsible Financial Officer (RFO)

Peter Cousin, Head of Place

Sharan Brydon, Operations & Facilities Manager

George Raeburn, Senior Committee Clerk

There were three members of the public in attendance

AF27/02/25 Apologies for Absence

Apologies for absence were received from Councillors S Dubas (Councillor C Bristow substituted) and F Hoareau (Councillor O Matthews substituted).

AF28/02/25 Disclosure of Interests

There were no disclosures of interests.

AF29/02/25 Public Participation

There was no public participation.

AF30/02/25 Assets & Facilities Update – February 2026

The Committee considered report 170/25 providing an update on progress and actions relating to the Town Councils assets and facilities.

The Operations & Facilities Manager provided a verbal update on the ongoing maintenance of the bus shelters, estate agents now being engaged to market Hurdis House, and the toilet cleaning tender having been advertised.

Members raised the impact of the disposal of Hurdis House on the Strategy Programme goal to look at the need and options for a community centre in Seaford, and welcoming

the lamppost poppies but requested that they are correctly orientated on the lampposts in future.

In response to member queries, officers clarified that: in the last 18 months the Town Council had only been approached by East Sussex County Council to take on the maintenance of one further bus shelters (which was declined); the intention to advertise for a tennis coach for three years, which will align with the timeline for the longer term planning onsite at The Salts; the outstanding loan from the Lawn Tennis Association preventing the introduction of other racquet sports on the tennis courts, and; the work on CCTV relating to the systems at The Salts and Martello Toilets.

It was **RESOLVED** to **NOTE** the contents of the report.

AF31/02/25 Assets & Facilities Income & Expenditure Report up to 31 January 2026

The Committee considered report 171/25 presenting the Assets & Facilities income and expenditure up to 31 January 2026.

Members discussed the £10,000 swimming pool fund that is budgeted each year and challenging the historical arrangement in place in order to clarify the Town Council's role and any responsibilities.

In response to member queries, officers clarified that the expenditure incurred this year on the Lifeguard Beach Hut was a one off cost, however the ongoing cost will be the loss of rental income (£1,800 per annum).

It was **RESOLVED** to **NOTE** the contents of the report.

AF32/02/25 Armed Forces Day – Future Arrangements

The Committee considered report 167/25 presenting options for how the Town Council can continue to recognise Armed Forces Day and seeking approval for the revised approach.

Members queried at what point in the week the flag would be raised, and the updated Town Council website supporting accessibility of the services and support mechanisms that the Town Council intends to raise awareness of and signpost to.

The Committee thanked the officers and all those involved in coordinating previous Armed Forces Day events.

AF32.1 It was **RESOLVED** to **NOTE** the contents of the report.

- AF32.2** It was **RESOLVED** to **APPROVE** the revised approach to marking Armed Forces Day as set out in the report.
- AF32.3** It was **RESOLVED** to **AGREE** to endorse the use of the Town Council's communication channels to promote Armed Forces support services and digital campaigns.
- AF32.4** It was **RESOLVED** to **APPROVE** that any underspend of the Armed Forces Day budget line at the 2026 – 2027 year-end be earmarked for any future spends associated with the event and avoiding placing additional requirement on the next precept.

AF33/02/25 West View Seasonal Beach Huts Scheme 2026

The Committee considered report 169/25 presenting a review of the trial of daily beach hut hire and consider the pricing proposals for 2026.

Members discussed: the reduction in income in recent years; the new online booking system being introduced; the advertising plan and how to widen this beyond the local area, and; the data collection and analysis of bookings to inform future plans.

- AF33.1** It was **RESOLVED** to **NOTE** the outcome of the daily hire trial for seasonal West View Beach Huts.
- AF33.2** It was **RESOLVED** to **APPROVE** the continuation of a daily hire model for all eight seasonal beach huts for the peak and off-peak seasons.
- AF33.3** It was **RESOLVED** to **APPROVE** the proposed pricing schedule, including the application of a Consumer Price Index increase and the continuation of a 20% discount for bookings of seven consecutive days or more.
- AF33.4** It was **RESOLVED** to **NOTE** that officers will explore additional promotional opportunities to increase off-peak and mid-week usage.
- AF33.5** It was **RESOLVED** to **NOTE** that a further review report will be presented to the Assets & Facilities Committee after the 2026 scheme has concluded.

AF34/02/25 Proposal for a Land Train on Seaford Promenade – Agreement in Principle

The Committee considered report 177/25 presenting a proposal to introduce a week-long trial of a land train to Seaford Promenade and seeking the Committee's agreement in principle.

The Head of Place provided responses to councillor queries that had been submitted in advance, including the width of the train and narrowest part/s of the promenade, proposed ticket prices and the logistics of using the turning circle near Splash Point. Members discussed the proposal at great depth, sharing concerns including: the condition of the promenade surface; the safety impact on other users including customers of concessions, younger families, and elderly people; the train running on petrol and therefore not aligning with the Town Council's Climate Emergency Policy; the proposal likely serving to increase visitor numbers and visitors by car; there being no onsite management of the seafront to support with issues experienced during the trial; the significant size and length of the train; the turning circle at Splash Point often being congested; the significant parking congestion already experienced at the seafront at peak times; the convenience and safety of a proposed train stop at the end of Dane Road; the timing of the trial and impact on the nesting kittiwakes at Splash Point; a lack of clarity around how the trial will be evaluated to understand the benefits to the town and not just the operator; being unsure about how this will support businesses within the town; the need for further clarity around operating procedures; Seaford currently offering a different seafront experience to the larger coastal towns and cities and protecting that; the need for officer presence on the seafront throughout the trial to monitor, inspect and evaluate the trial, and; the responsibility for any incidents or accidents.

Members also discussed the need to explore change for the town and utilising trials as a good way in which to do so without making any permanent decisions.

Officers confirmed that this is an external proposal that has been put to the Town Council and, as such, officers have not explored other options that may be available with land trains e.g. electric trains. It was also confirmed that the trial would also be subject to permission from Newhaven & Seaford Sailing (for use of their land), East Sussex County Council (for use of the highway), and the Environment Agency (for undertaking activities on the promenade).

AF34.1 It was **RESOLVED** to **NOTE** the contents of the report.

AF34.2 It was **PROPOSED** to **AGREE IN PRINCIPLE** with the proposal for a temporary licence to operate a Land Train for a trial period in May 2026; the **MOTION** was **NOT CARRIED**.

As a result of the above motion not being passed, the other recommendations within the report were not required to be voted upon.

AF35/02/25 Introduction of a Bookings, Hire and Events Policy

The Committee considered report 168/25 presenting an updated and revised Events Policy rebranded as the 'Bookings, Hire and Events Policy' for consideration and recommendation to Full Council for adoption.

Members raised the 'Fit For All' Festival planned within the Lewes District and how this revised policy would accommodate this – any requests for activities / hire relating to this would be assessed by officers on a case-by-case basis in accordance with the policy. Members welcomed the new online booking system and the transparency this allows with regards to bookings.

AF35.1 It was **RESOLVED** to **NOTE** the contents of the report.

AF35.2 It was **RESOLVED** to **RECOMMEND** the revised Bookings, Hire and Events Policy to Full Council for adoption.

AF35.3 It was **RESOLVED** to **RECOMMEND** to Full Council that the Town Clerk be instructed to update the Mayor's Portfolio, as required, to ensure there is no contradiction with regards to Town Council events (section 11 of the Bookings, Hire and Events Policy).

AF36/02/25 Seafront Litter Bin Provision

Councillor J Meek confirmed that he had not previously seen the report and therefore would not be taking part in the vote on this item.

The Committee considered report 172/25 providing an update on the project to ensure best possible management of the seafront bins and the options being explored by officers ahead of the 2026 peak season.

The Head of Place provided a verbal update on the progress of exploring bin emptying options.

In response to member queries, officers clarified that: the Bigbelly bins would require a different vehicle to empty these due to the weight of the bin when filled; the current frequency of bin emptying is usually once a day during off peak season, twice a day during peak season, and three times a day during weekends at peak season; Lewes District Council reports that it is currently struggling with staff resources to carry out this frequency of weekend bin emptying; the difficulty of concessions with offering public recycling bins due to the likelihood of contamination; that the trial would not look specifically at bin locations but that an audit of all bins is currently underway as requested by the District Council, and; that officers are seeking various quotes from

other providers for the emptying of the seafront bins and being mindful of future opportunities this may also present.

Members raised whether larger bins would dominate the seafront, whether the results from District Council's bin trial had been taken into account, and whether the Bigbelly bins were better equipped to deal with the risk of disposable barbeques being put in them / left beside them.

It was **RESOLVED** to **NOTE** the contents of the report.

The meeting closed at 8.38pm.

Councillor O Honeyman

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Chair of Assets & Facilities Committee