



Seaford Town Council

Agenda

Golf, Open Spaces & Climate Action Committee Meeting

Thursday 4 June 2026

To the Members of the Golf, Open Spaces & Climate Action Committee, you are summoned to attend a meeting as follows:

Meeting Date	Thursday 4 June 2026
Meeting Time	7.00pm
Meeting Venue	Council Chambers, 37 Church Street, Seaford, BN25 1HG
Members	Councillors J Meek (Chair), R Buchanan (Vice Chair), C Bristow, S Dunn, G Rutland, I Taylor, M Wearmouth, L Wallraven

Steve Quayle, Town Clerk

28 May 2026

PLEASE NOTE:

- For members of the public that have registered to attend the meeting, please see the end of the agenda for further details of public access and participation
- Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space
- Public arrival time is between 6.45pm – 6.55pm, after which the front door will be locked and public will not be able to gain access to the meeting
- The meeting will be recorded and uploaded to the Town Council's YouTube channel shortly after the meeting

For further information about items on this Agenda please contact:

Email: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

Postal Address: Seaford Town Council, 37 Church Street, Seaford, BN25 1HG

AGENDA

1. Apologies for Absence

To receive details of any apologies for absence.

To approve or not the reasons for absence.

Please see the Information for Councillors at the end of this agenda for supporting information on this.

2. Disclosure of Interests

To receive any disclosure by councillors of interests that they are aware of in relation to matters on the agenda, whether registered or not, and confirmation of any procedural steps they will take because of this.

Councillors arriving late in the meeting will be asked to confirm if they have any interests to disclose at the point that they arrive.

Please see the Information for Councillors at the end of this agenda for supporting information on this.

3. Public Participation

To deal with any questions, or brief representations, from members of the public physically in the meeting room, in accordance with relevant legislation and Town Council Policy.

4. [Golf Course Update Report – June 2026](#)

To consider report 10/26 updating on progress and actions relating to the Town Council owned Seaford Head Golf Course (pages 6 to 13).

5. [Open Spaces & Climate Action Update Report – June 2026](#)

To consider report 12/26 providing an update on progress and actions relating to the Town Council's open spaces and climate actions (pages 14 to 22).

6. [Seaford Head Local Nature Reserve Update Report – June 2026](#)

To consider report 9/26 updating the committee on work being undertaken at Seaford Head Local Nature Reserve (pages 23 to 25).

7. [Golf, Open Spaces & Climate Action Income and Expenditure Report – Year Ended 31 March 2026](#)

To consider report 13/26 presenting details of the final income and expenditure position for the financial year ended 31 March 2026 and seeking recommendations to Full Council relating to Earmarked Reserve movements (pages 26 to 44).

8. [Seaford Lifeguards – Request for a Seafront Base](#)

To consider report 08/26 providing further information on the Seaford Lifeguards proposal for containers to be placed in the Esplanade Car Park and seeking the Committee's steer on next steps (pages 45 to 50).

9. [Crouch Bowling Green – Arrangements for Public Use](#)

To consider report 14/26 seeking approval of the arrangements with the Crouch Bowling Club to facilitate public access to the Crouch Bowling Green (pages 51 to 52).

10. [South Hill Farm – Farming Objective Plan](#)

To consider report 11/26 presenting the Farm Objective Plan for South Hill Farm for the Committee's information and commenting upon (pages 53 to 58).

11. [Heritage Coast Partnership Proposal](#)

To consider report 18/26 informing councillors of proposals from the Heritage Coast Partnership Group and to approve financial contribution (pages 59 to 65).

- Agenda End -

INFORMATION – MEMBERS OF THE PUBLIC

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited. The Town Council therefore asks that you contact meetings@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting. Spaces will be assigned on a first come, first served basis.

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OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive between 6.45 – 6.55pm where you will be shown into the meeting for a 7.00pm start. Please note that the front door of the building will be

locked at 6.55pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required. Entrance through the rear fire escape of the building will not be allowed.

There is a lift for those requiring it to access the first floor. Please note that motorised scooters cannot be brought into the lift. Electric and other wheelchairs can be accommodated but there is a maximum weight limit of 400kg.

Public Participation:

Public participation must take place in person during the designated agenda item. Members of the public may make a verbal statement relevant to an agenda item, for up to four minutes, when invited by the Chair. Speakers do not have to give their name and will be guided by the Chair on when to speak. Statements are recorded in summary form in the minutes of the meeting (without personal details) and public participation will normally last no more than 20 minutes, with the Chair having overall discretion.

The full version of the Town Council's Public Participation Policy can be viewed on the [Town Council's website](#).

Public Comments:

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all councillors. Comments can be submitted by email to meetings@seafordtowncouncil.gov.uk or by post to the Town Council offices.

INFORMATION – COUNCILLORS

Councillor Questions:

Councillor should normally raise queries at the meeting so responses are shared with everyone. If a question needs advance preparation, it should be sent to the report's contact officer beforehand so it can be answered verbally at the meeting.

Councillor Apologies for Absence:

Section 85 of the Local Government Act requires that councillors must attend meetings regularly and that failure to attend any meetings for six consecutive months without an approved reason may lead to disqualification. Apologies must be submitted directly to an officer in advance, include a reason,

and be formally approved by the meeting to be recorded. Apologies received late can be considered at the next appropriate meeting, but absences without a reason cannot be approved.

Councillor Interests:

Please see the [Town Councillor Interests Guide](#) for information about what interests councillors must declare, when those interests become a problem for decision-making, and what councillors must do if they have them.



Seaford Town Council

Report Number:	10/26
Agenda Item Number:	4
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Golf Course Update Report – June 2026
Strategy Programme Ref:	1.4
Purpose of Report:	To update the Committee on progress and actions relating to the Town Council-owned Seaford Head Golf Course
Supporting Documents:	N/A
Contact Officer:	Peter Cousin, Head of Place Authored by: Simon Lambert, Golf Course Manager, and Fraser Morley, Golf Professional

Officer Recommendations

1. To note the contents of the report.

1. Introduction

- 1.1 Presented below is the update relating to Seaford Head Golf Course. All updates are for noting, but any questions or comments from the Committee are welcomed.

2. Golf Course Manager's Update

2.1 Overview:

- (a) This year, March and April have proven difficult to grow grass. The course began to take shape following the rains of February but quickly dried out with persistent northeasterly winds. This has proved challenging, but it is nothing that the greenkeeping team have not seen before. The team has made use of all the available conditions when it comes to shaping the course and preparing it for the season's

play. At the time of writing, May looks as though it should bring some much-needed rain, which will allow the team to improve further the playing surfaces and continue to provide a good quality golf course for members and visitors.

- (b)** Over the period of April, the team was able to complete a number of planting projects to improve the site's biodiversity, visual appearance, and help to meet the course's commitments to Operation Pollinator. Following the success of last year's wildflower area covering 1,000 square metres of the 6th hole's rough, the team has increased the area through the entire length of the 6th hole, which is approximately 4,200 square metres. At the time of writing, shoots can be seen from the wildflower seed, and it is hoped that with a little rain they will flourish.
- (c)** As is normal for this time of year, the last few years have seen an increase in grub activity on the course. This leads to damage being caused by crows and badgers stripping the turf to find food. The team continues to repair these areas as they appear, with minimal disruption to the course.
- (d)** The water recycling wash down bay for golf course equipment has now been installed. The works took three days, requiring burying the 5,000-litre tank, backfilling and creating a 7 metre by 5 metre wash pad that drains to the first chamber of the tank. As the water moves through the three further chambers, it will be filtered mechanically with beneficial bacteria, before being sent by the internal pump back to be reused to wash the machines. This is a continual cycle, only requiring top up due to evaporation when required. Rainwater will also top up the system to the required level. A soakaway is used to maintain the appropriate level without over filling.
- (e)** The bank to the rear of the clubhouse has been slowly moving and pushing on the previously built fence. Following the collapse of a few sections and a few more being pushed, work was needed to prevent closing the rear path and practice nets. The decision was taken to remove the old fencing and re-shape the bank. During this process, the bramble that had taken over was cleared as well as large amounts

of concrete, bricks, blocks and other such building waste. This has left a much more gradual slope, future proofing the facilities in the area, and preventing collapses and slides in the future. It was found that, once cleared of the rubble, a very sandy soil remained, much like around other areas of the course. The team has had a carefully selected seed mix created with wildflowers and grasses that would thrive in these conditions. At the time of writing, the preparation work is underway to get the seed down to enhance the area, as well as lock the soil together. Moving into autumn, the team will look to apply to the Woodland Trust for a shrub and tree package suitable for planting onsite, to protect the area for the future.

- (f) The team has had new signage produced to warn of the dangers of the golf course for walkers using the paths and cliff top, as well as advising of the direction of play. New updated signs for golfers have also been produced advising of the footpaths and crossings on the course and that they may encounter walkers.
- (g) Investigation work continues for what is required and the cost involved in moving the 17th green and 18th tees. Work is underway to produce a full plan and specification for costing. It is hoped that this will also tie in with funding and works for though the Rural Payment Schemes and the King Charles III England Coastal Path.

2.2 Course Maintenance

- (a) Greens renovations were completed in April with a double scarification, double cut, organic feed, seed, and 20 tons of sand dressing before tining and brushing in. This helps to improve the surface profile allowing better air movement and a firmer true surface for play, while maintaining a healthy plant. This is followed with regular liquid feeds with trace elements and seaweeds to help prevent environmental and mechanical stress to the grasses.
- (b) The team has continued the application of soil biology products. This helps maintain a healthy soil profile, encouraging and feeding the beneficial bacteria and fungi. These in turn help to break down thatch and nutrients not available to the grass plant. Together these produce

a protective web around the plant root system protecting it from pests and disease.

- (c) The shaping of the course has been difficult with minimal grass growth, but as we move into the season it is hoped the team can continue to improve on this. The tees, aprons and outer areas are all doing well and will only improve as it warms and hopefully get some much-needed rain.
- (d) Sand supply has been an issue this year so far, with little or no sand of the grade needed being available from the suppliers. This has led to the team having to look further afield for a new supplier. As such, costs will be higher as transport is a large percentage of the cost. With that in mind, it is also important to ensure that the structure and make up of the sand is matched to that previously used, to continue to reduce loss to wind from the bunkers and prevent layering on greens through top dressing. Work is ongoing to find a suitable supplier.
- (e) The buggies have been back in use since mid-March, proving very popular. Their use is carefully monitored and organised by the Golf Professional to ensure they are available for those who need them and to ensure the safe and respectful operation onsite. This includes various compulsory routes and restrictions to protect the user and the course. The team continues to maintain the pathways and routes.

2.3 Irrigation:

- (a) The system was successfully started up for the season at the end of March, flushing out the air and pressurising. In addition, the computer controller, pumps, valves and electronics are all tested and commissioned ready for use by a contractor, to ensure the team can use the system efficiently and effectively throughout the summer and as required.
- (b) The team has replaced any broken or tired sprinklers with a new style and model, following the existing model being discontinued. They are performing well, and the team will continue to monitor for performance and efficiency.
- (c) As in previous years, water testing has been done on the borehole water supply to ensure the quality is appropriate and allow for any

alterations in the fertiliser and application program to balance any missing or increased levels of minerals and nutrients. South East Water have been performing this free of charge as they can also use the information collected to build a better picture of the ground water in the area.

2.4 Staff:

- (a) All greenkeeping staff have continued to complete the various online training courses that have been introduced for all Council staff. The team is also planning for first aid updates, as required. The Course Manager will perform 121s specifically to identify any training needs or requests.

2.5 Machinery:

- (a) Through March, the team performed the servicing and repairs to all machines. Contractors were brought in for all machinery under warranty, and any further works were performed in house. April saw the cutting units go off for a regrind and new blades, to allow for a high quality of cut when required.
- (b) At the time of writing, delivery of the new greens mower is imminent. The new tractor and aeration equipment is expected towards the end of June. The final contracts and paperwork have been drawn up for the finance leases and inception will take place following delivery.
- (c) The sale of the existing equipment being replaced will take place once the new machinery is delivered. The best price was sought from three different traders.
- (d) The condition of the modern machinery is an investment that enables the Council's relatively small greenkeeping team to work efficiently and effectively to produce a quality and competitive product. This must be kept up to date and in good condition to ensure it is safe, efficient and trustworthy.

3. Golf Professional's Update

3.1 Course Conditions and Income:

- (a) After two months of near solid rain in winter, an extremely dry and cold spell ensued.

- (b) With the dry conditions, buggies were able to get out on the course earlier this year, helping buggy income increase on the same period last year.

3.2 Membership:

- (a) New members have been steadily coming in since 1 January on the '15 months for the price of 12' offer. 63 new members have joined, which is a great take up this year. With still more to come this will only increase throughout the year. Membership income is already £9,000 over budget for the year.

- (b) Membership Figures:

Membership Type	Number
7 Day	15
Senior	15
5 Day	5
Intermediate 2	6
Intermediate 1	7
Youth	5
Junior	10
Totals	63

3.3 Societies:

- (a) Societies have been extremely good so far this year. The price increase has certainly not deterred any bookings, although there has been a downturn in the packages bought, with societies generally going for the cheaper options for food. This does not affect the revenue on the golf course.
- (b) Society income for April was £3,000 up on last year and May is going extremely well. This trend should see budget surpassed by a significant amount this year.

3.4 Green Fees:

- (a) The weather has seen a fantastic start to the year with green fees - April green fee income was £1,000 up on last year, which was a particularly good year.

3.5 Financial Performance:

- (a) The financial performance from last year (which is summarised elsewhere on the agenda) show an impressive increase on budgeted income. The majority of the increase came from a much drier winter, which allowed more course usage over the quieter months.
- (b) The course has maintained a great balance between Membership, Green Fees and Societies, which allows the Town Council to maximise income while still remaining very competitive with a fantastic course that is playable nearly all year round.
- (c) The course has been receiving very positive feedback from visiting golfers, especially through the tough winter and early spring weather. The course has been faring very well in comparison with other courses and helped draw in more visitors over this time. This has come from many years of hard work and experienced staff at the course. These years of growth cannot be understated in the development of the reputation of the course.

4. Golf Course – Strategic Programme Update

- 4.1 The Committee will be aware there is one strategy detailed within the Strategic Programme 2025 – 2027 that relates to the Golf Course and that this Committee has oversight of. Whilst the formal RAG ratings are evaluated at each quarterly Full Council meeting, officers felt the Committee would be keen to receive an update on the specific strategy and goals as part of this update.
- 4.2 The Town Council’s Strategic Programme 2025 – 2027 is available to view on the [Town Council’s website](#)
- 4.3 Strategy 1.4 –
 - (a) Goal A - Prepare necessary works for the redevelopment of the 17th green and 18th tees – see update 2.1.g above.
 - (b) Goal B - Achieve required approvals to commence works on 17th green and 18th tees – there is no update at this time as this follows on from Goal A and is due September 2027.
 - (c) Goal C - Create new rides through scrub areas – following on from Full Council’s approval of the Countryside Stewardship Higher Tier

Agreement, officers are mapping the location of the new rides to agree with Natural England.

- (d) Goal D - Install new washdown facilities to recycle water and clippings – see update at 2.1.d above.
- (e) Goal E – Commence a programme of extending wildflower areas - see update 2.1.b above.

5. Financial Appraisal

- 5.1** There are no direct financial implication as a result of this report.



Seaford Town Council

Report Number:	12/26
Agenda Item Number:	5
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Open Spaces & Climate Action Update Report - June 2026
Strategy Programme Ref:	2.2, 2.4, 3.4, 6.1, 6.3
Purpose of Report:	To update on progress and actions relating to the Town Council's open spaces and climate actions
Supporting Documents:	Appendix A – Interim Climate Action Plan June 2026 Update
Contact Officer:	Peter Cousin, Head of Place

Officer Recommendations

1. To note the contents of the report.

1. Introduction

- 1.1 Presented below is the Open Spaces & Climate Actions update, incorporating the areas of responsibility detailed in the Committee's Terms of Reference, in alphabetical order. Please note that this does not include updates relating to Seaford Head Golf Course or Seaford Head Local Nature Reserve, which appear elsewhere on this agenda.
- 1.2 Officers will continue to ensure the Committee receives an update across its areas of responsibility.
- 1.3 All updates are for noting, but any questions or comments from the Committee are welcomed.

2. Information

2.1 Allotments:

- (a) Seaford Allotment Society has responsibility for managing and carrying out any required works relating to overhanging trees, including the necessary liaison with neighbouring residents for permission to carry out the work.

2.2 Blatchington Pond:

- (a) Three trees surrounding the pond that currently overhang the water are to be cut back. In addition, one tree located on the bank adjacent to Pondsider Flats, is to be cut back and appropriately balanced.
- (b) All proposed works are subject to Tree Preservation Orders (TPOs) and will be carried out in accordance with the requirements of Lewes District Council (LDC).

2.3 Grounds Maintenance Contract (including Grass Verges and Annual Bedding / Seaford in Bloom):

- (a) The new contractors have now been in post for a full calendar month.
- (b) Grass verges 'Cut 1' was completed ahead of No Mow May, with minimal issues reported.
- (c) Within the open spaces contract, a discrepancy was identified in relation to pitch line marking; however, this was promptly resolved by the contractor and there is no indication that the issue will reoccur.
- (d) Officers have scheduled the first monthly review meetings to further assess contractor performance and delivery.
- (e) The contractor has also engaged positively with stakeholders, attending introductory and general stakeholder meetings to support service delivery, with the feedback from these engagements being very positive.

2.4 High & Over:

- (a) A Community Infrastructure Levy (CIL) application has been made to South Downs National Park Authority (SDNPA) for the proposed works at High & Over, and an additional bid is being prepared to submit for CIL funds from Lewes District Council (LDC)

2.5 Martello Fields (including pump field and Cliff Gardens):*Cliff Gardens:*

- (a) All seven planters have now been installed, with timber slats currently being fitted to the top edges. The planters have been filled with the required soil types and are awaiting planting, scheduled for mid-May.
- (b) Installation of the buoys is due to take place in June, followed by the formation of the meander path and shingle infill.
- (c) Signage and interpretation boards are scheduled for installation in July, with the overall project expected to be completed by the end of July or early August.
- (d) Officers continue to meet weekly onsite with the SDNPA, Seaford Community Partnership and contractors, to coordinate and progress the works.

2.6 Seaford Head Estate (including National Nature Reserve, South Hill Barn, Southdown Corner, South Hill farmland and Hope Gap Steps):*Cliff Safety:*

- (a) Officers have identified sections of the cliff top fence requiring repair following adverse weather conditions over the winter period. Now that weather conditions have improved, officers are working to schedule the necessary repair works and will obtain appropriate quotations to progress the repairs accordingly.

Seven Sisters National Nature Reserve - Declaration Update:

- (b) The declaration event for the UK's first groundwater-inspired reserve, the Seven Sisters National Nature Reserve (SSNNR), took place on 19 March 2026.
- (c) A number of officers and councillors attended the event as representatives of Seaford Town Council. The event was attended by His Majesty The King, who met with and heard from all eight project partners, with this designation forming part of the King's Series of National Nature Reserves.
- (d) Following the declaration, a celebration of the shared vision between all eight partners was held at Longbridge Regenerative, located within Lullington Heath at the heart of the SSNNR and forming part of the reserve's affiliated landholdings.

- (e) To coincide with the declaration, the SSNNR Delivery Group aligned the announcement with World Water Day and organised a programme of community activities over the weekend, aimed at inspiring engagement with the SSNNR landscape. Further work will be undertaken to mark and promote the SSNNR annually around World Water Day.
- (f) The Steering and Delivery Groups will now continue to meet and work collaboratively to agree a long-term management framework for the reserve.
- (g) A separate update with information provided from Sussex Wildlife Trust appears elsewhere on the agenda.

Hope Gap Steps:

- (h) Officers continue to monitor the site and implement appropriate measures to restrict access, ensuring public safety as far as is reasonably practicable.
- (i) Following the motion passed at Full Council meeting on 23 April 2026, officers have appointed a consulting engineer who is now in the process of developing design proposals for the replacement of the existing steps.
- (j) These designs will then be provided to a quantity surveyor to then prepare a high-level cost estimate for the proposed works. The costed proposals will then be brought back to Full Council for consideration in due course.

Cycle Racks – South Hill Barn:

- (k) Following approval of the budget by Full Council on 29 January 2026, including the allocation of £3,000 of Community Infrastructure Levy funding, officers undertook initial work to identify suitable cycle rack options.
- (l) Since that time, progress has been limited due to competing service priorities and operational deadlines. Officers are now in a position to resume this work and will progress the identification of preferred locations, obtain quotations for installation, and bring forward proposals in due course.

South Hill Farm:

- (m) A separate report appears elsewhere on this agenda in relation to the South Hill Farm Objective Plan

2.7 Seafront (not assets like beach huts or concession units):

Bönningstedt Promenade:

- (a) Officers are currently obtaining quotations for patch repairs to the hole that has appeared at Bönningstedt Promenade.
- (b) During site meetings with contractors, concerns have been raised regarding the wet conditions in the area.
- (c) Officers are therefore undertaking further investigations to determine the source of the water ingress prior to progressing the repair works. This work is ongoing.

2.8 The Crouch (including all onsite facilities and properties):

Crouch Bowling Club – Hire Arrangements:

- (a) A Memorandum of Understanding has been agreed with The Crouch Bowling Club for the ongoing fine turf management.
- (b) A separate paper appears elsewhere on this agenda concerning public access to the Crouch Bowling Green.

2.9 The Salts (including all onsite facilities and properties):

Salts Playground:

- (a) The wooden fence posts surrounding the playground have deteriorated and become rotten in several areas. Officers have obtained quotes and are in the process of reviewing options.

Cycle Racks – The Salts:

- (b) Following approval of the budget by Full Council on 29 January 2026, including the allocation of CIL funding, officers undertook initial work to consider options for additional cycle rack provision at The Salts Recreation Ground.
- (c) Since that time, progress has been limited due to competing service priorities and operational deadlines. Officers are now in a position to resume this work and will progress the identification of suitable locations, obtain quotations for installation, and bring forward proposals in due course.

Japanese Knotweed:

- (d) As part of the ongoing monitoring and assessment process, the next scheduled visit will take place next month by the contractor. This visit will include control and treatment of the Japanese knotweed using herbicide application, including stem injections.

2.10 Signage:

- (a) There are no specific updates for this report.

2.11 Trees (including Trees for Seaford):

- (a) Following officers submitting a tree works application to remove a sycamore tree at Normansal Park, permissions have been granted and a tree surgeon has been instructed to remove this tree.
- (b) Several trees around Blatchington Pond, which are subject to Tree Preservation Orders (TPOs), primarily requiring cutting back are also scheduled to be addressed.

2.12 Other Open Spaces as per the Town Council's Fixed Asset Register:

- (a) There are no specific updates for this report.

3. Oversight of Town Council's Climate Action Workstreams and Performance

3.1 At its meeting on 29 January 2026, the Town Council adopted an Interim Climate Action Plan for the period January to August 2026.

3.2 Attached at **Appendix A** is the updated Interim Climate Action Plan, showing the current RAG rating (a red, amber, green rating to show project progress).

3.3 The individual update against each goal is set out below:

- (a) Strategy 1 – The specification is currently being developed by officers with councillor support.
- (b) Strategy 2 – Following approval to enter into a Countryside Stewardship Higher Tier Agreement, at the time of writing officers are working with Sussex Wildlife Trust and Natural England to confirm the details of the plan and are hoping to reach a final agreement in May.
- (c) Strategy 3 – Officers have met with representatives from the Emergency Planning team from East Sussex County Council, who have provided the templates and additional information.

(d) Strategy 4 – A training course has been identified and is to be trialled by the Head of Place prior to rolling out to other officers.

3.4 Due to a lack of capacity of the Climate Emergency Policy Working Group, the Climate Emergency Policy review has not yet been completed and will be brought forward to the next GOSCA meeting.

4. Open Spaces & Climate Action – Strategic Programme Update

4.1 The Committee will be aware there are six strategies detailed within the Strategic Programme 2025 – 2027 that relate to open spaces and climate action that this Committee has oversight of. Whilst the formal RAG ratings are evaluated at each quarterly Full Council meeting, officers provide the Committee with an update on the specific strategies and goals as part of this update.

4.2 The Town Council's Strategic Programme 2025 – 2027 is available to view on the [Town Council's website](#)

(a) Strategy 2.2 – The Salts Improvement Plan

i. Goal A - Officers have identified stakeholders and undertaken initial conversations.

(b) Strategy 2.4 – Parking Solutions

i. Goal A – no update at this time

ii. Goal B – Planning permission has been acquired for the pay machines and Metric have been engaged to supply and install the machines. Machines are being tested mid-May (at the factory) ready for the install. Permits are being distributed by the Tourist Information Centre.

iii. Goal C – Officers are in talks with ESCC in order to obtain a licence to place bollards along the gravel strip.

(c) Strategy 3.4 – *see section 2.3 above (Grounds Maintenance Contract)*

(d) Strategy 6.1 – *see section 3 above (Oversight of Town Council's Climate Action Workstreams and Performance)*

(e) Strategy 6.3 – Chalk Paths – Seaford Head Estate

i. Goal A – Repairs to the bottom section of the path were completed in March. Officers are now in the process of obtaining three quotes to complete the rest of the works. Additionally, the Environment

Agency has confirmed that they are able to contribute towards the rest of the track repairs. Due to an opportunity to use material coming out of a local construction site (saving both money and environmental impact), officers are intending to undertake the remaining repairs over the next 2 months.

ii. Goal B – Officers have approached ESCC and SDNPA and both are in agreement that work is required to the path. Officers are now working with ESCC and SDNPA to confirm specifications.

iii. Goal C – see section 2.4 above (*High & Over*)

4.3 Strategy 6.4 – see section 2.5 above (*Martello Fields including Cliff Gardens*)

5. Financial Appraisal

5.1 There are no direct financial implications as a result of this report.

Interim Climate Action Plan									
January 2026 - August 2026									
Strategy	Goal (Specific, Measurable, Achievable)	Realistic Timeframe	Committee Oversight	Lead Officers	Latest Update				
					25/26 Q4	26/27 Q1	26/27 Q2	26/27 Q3	
1	Audit of STC Assets	Engage an external expert to undertake an audit of STC's assets, reporting on current energy usage, and creating a plan for future improvements	Jun-26	GOSCA	Head of Place	G	G		
		Use the Audit and proposed plans to develop longer term Climate Action Plan	Aug-26			G	G		
2	Seaford Head Local Nature Reserve Improvements	Develop a plan with Sussex Wildlife Trust & Natural England to move the SSSI from declining to recovering status	Jul-26	GOSCA	Head of Place	G	G		
3	Climate Risk to Assets	Complete the Lewes District Council's Assessment Template, to ensure that risk to assets is assessed	Jul-26	GOSCA	Head of Place	G	G		
4	Staff Training on Climate Awareness	Provide training for staff that enables them to make informed recommendations within reports on potential environmental impacts of STC actions	Jul-26	GOSCA	Head of Place	G	G		

RAG Rating Glossary

R	Red = significant problems or delay in timescale or unacceptable risk
A	Amber = caution / potential issues
G	Green = good / on track
	Completed

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Seaford Town Council

Report Number:	09/26
Agenda Item Number:	6
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Seaford Head Local Nature Reserve Update Report – June 2026
Strategy Programme Ref:	N/A Links to Climate Action Plan Strategy 2
Purpose of Report:	To update the Committee on work being undertaken at Seaford Head Local Nature Reserve
Supporting Documents:	N/A
Contact Officer:	Peter Cousin, Head of Place

Officer Recommendations

1. To note the contents of the report.

1. Introduction

- 1.1** This report provides an update on the works and management carried out at Seaford Head Local Nature Reserve (the Nature Reserve) between 26 February and 26 April 2026. The majority of the contents of this report has been provided by Sussex Wildlife Trust (SWT) who manage the site on the Town Council's behalf.

2. Update

From Town Council Officers:

- 2.1** Following the Full Council meeting on 23 April 2026, Town Council officers are working closely with Natural England (NE) and Sussex Wildlife Trust to finalise the Countryside Stewardship Higher Tier agreement. This has involved finalising the mapping and agreeing the detail of the capital works and the subsidies that will form the basis of the agreement.

From SWT:

- 2.2** SWT's focus has been on scrub management of rides, cutting Moon Carrot areas and other grassland areas, mapping for Countryside Stewardship, and developing the new Seven Sisters National Nature Reserve (SSNNR).
- 2.3** Five British Albion cattle (steers) are grazing on the east side of the Nature Reserve. No issues have been reported, and they have passed their annual Tuberculosis (TB) tests. SWT contracts with the Town Council's tenant farmer, who owns the cattle, to oversee daily looking and management of the animals.
- 2.4** The Seaford Head monthly Thursday volunteers have given 98 hours of volunteer time onsite, over 4 days, overseen by a SWT Ranger. During this time, the volunteers have undertaken the following:
- (a) Cutting scrub on the western side of the Nature Reserve – Bramble, Cotoneaster, Holm Oak etc
 - (b) Raking off areas cut by a pedestrian mower near the war memorial / Coastguard Cottages, which is currently outside of the grazed area
 - (c) Raking off Moon Carrot area after brush cutting by Rangers
 - (d) Clearing away after contractors brushcutting grassland on east side
 - (e) Cutting and raking off vegetation in Green Winged Orchid area
 - (f) Bird ringing event on 22 March led by the Seaford Head Ringing Group
- 2.5** In addition to the above, ten further days SWT staff time has been spent onsite to undertake the following:
- (a) Brush cutting low scrub in Moon Carrot area – 1 day
 - (b) Mowing of area near war memorial / Coastguard Cottages - 2 days
 - (c) Oversee contractors in brush cutting chalk grassland areas - 0.5 day
 - (d) Countryside Stewardship discussions, mapping and liaison / meetings with the Town Council and NE – 2 days
 - (e) Administration of Rangers, volunteers, contractors, graziers, and enquiries – 2 days
 - (f) NNR meetings, discussion, and liaison – 1 day (going forwards, the NNR will have a strategy, delivery and monitoring group that SWT will be a part of)
 - (g) Official NNR designation day and event, meeting with His Majesty King Charles III on 19 March – 1 day

(h) World Water Day guided walk – 0.5 day

2.6 Badger vaccinations for TB will be continued in 2026 – 2027.

2.7 Additionally, SWT have engaged contractors for three days to undertake further brush cutting.

3. Financial Appraisal

3.1 There are no direct financial implications as a result of this report.



Seaford Town Council

Report Number:	13/26
Agenda Item Number:	7
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Golf, Open Spaces & Climate Action Income and Expenditure Report – Year Ended 31 March 2026
Strategy Programme Ref:	N/A
Purpose of Report:	To present details of the final income and expenditure position for this Committee for the financial year ended 31 March 2026 and agree recommendations to Full Council relating to Earmarked Reserve movements
Supporting Documents:	Appendix A – Income & Expenditure Figures Year Ended 31 March 2026 Appendix B – Significant Financial Variances Details Appendix C – 2025 – 2026 Earmarked Reserves Appendix D – Proposed Earmarked Reserve Movements
Contact Officer:	Darryl Keech, Deputy Town Clerk & Responsible Financial Officer Authored by: Lucy Clark, Finance Manager

Officer Recommendations:

1. To note the contents of the report.
2. To recommend that Full Council earmarks underspends as set out within Report 13/26 Appendix D.

1. Income & Expenditure Information

- 1.1 Attached at **Appendix A** is the detailed income and expenditure report for the financial year ended 31 March 2026 for the Golf, Open Spaces & Climate Action Committee, compared against the approved (*original*) annual budget.
- 1.2 The figures represent the final outturn position for the 2025 - 2026 Financial Year.
- 1.3 Details of the significant variances are attached at **Appendix B**.
- 1.4 Total income for the year amounted to £872,819, representing 129% of the approved (*original*) annual budget.
- 1.5 This favourable variance is largely attributable to strong performance at the Golf Course, where green fees, season tickets and equipment sales exceeded original budget expectations.
- 1.6 Filming income at both Seaford Head Estate and the Seafront also exceeded budget projections during the year.
- 1.7 In addition, unbudgeted income streams, including grass cutting income and other ad hoc receipts, contributed to the overall favourable position.
- 1.8 Total expenditure for the year amounted to £884,980, equating to 97.6% of the approved (*original*) annual budget.
- 1.9 Overall expenditure remained broadly in line with budget expectations.
- 1.10 Variances across individual budget headings reflect additional works undertaken during the year and expenditure funded through earmarked reserves (EMR), including Golf Course equipment, replacement playground and gym equipment at The Salts, and South Hill Barn professional fees.

2. Earmarked Reserves (EMR)

- 2.1 There are two categories of EMR updates presented – the EMR balances following movements made during the financial year-end process (Appendix C), and further proposed movements that Committee is asked to review and recommend to Full Council for approval (Appendix D).
- 2.2 Councillors should be aware that at the final internal audit visit on 19 May 2026, the Town Council's Internal Auditor recommended that the Town Council should not be looking to increase its General Reserves any further and therefore should be earmarking underspends at year end where possible.

- 2.3** Attached at **Appendix C** are the year-end EMR details relating to this Committee for 2025 – 2026, with some key points as follows:
- (a)** These EMR movements have been made during the financial year end process where there was a clearly identified future commitment, ongoing project expenditure, or restricted funding requirement, including Community Infrastructure Levy (CIL) related balances.
 - (b)** Certain EMR are shared across all committees and may also receive contributions from underspends within other committees. These EMR have been included within the Appendix C and are labelled as ‘Shared’ within the Committees column.
 - (c)** For clarity, Appendix C provides the total EMR balances as they currently stand. Appendix A provides slightly different EMR figures, as these relate only to the EMR movements that are carried out through the income and expenditure transactions and not those carried out as part of the year end process.
- 2.4** At its meeting on 25 June 2026, and as part of the required year end procedures, Full Council will receive full details of the Town Council’s EMR balances and be asked to consider approval of certain EMR movements that do not relate to committed expenditure and are instead considered prudent by officers as a result of known risks and potential expenditure. Attached at **Appendix D** are the EMR movements relating to GOSCA that the Committee is asked to consider and recommend to Full Council.

3. Financial Appraisal

- 3.1** At year end, the Committee’s total income stood at £872,819, with total expenditure of £884,980. This resulted in a net expenditure position of £12,160 before EMR movements.
- 3.2** The approved net budget for 2025 - 2026 anticipated net expenditure of £229,974. The final outturn position therefore represents a favourable variance of £217,814 against the approved budget and a contribution of £4,951 to General Reserves.

At year end, the EMR balance for GOSCA and all shared committee EMR currently stand at £660,194. Appendix D is proposing a further £37,775 be transferred into EMR, which would result in a balance of £697,969 ring fenced for specific future expenditure and commitments.

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>Golf, Open Spaces & Climate</u>							
101 Golf Course							
1000 Golf Course Season Ticket	220,015	206,875	(13,140)			106.4%	
1001 Golf Course Green Fees M-F	216,179	155,500	(60,679)			139.0%	
1002 Golf Course Green Fees w/eb/h	181,253	128,000	(53,253)			141.6%	
1003 Golf Course Societies	87,542	80,000	(7,542)			109.4%	
1004 Golf Course Locker	2,017	2,500	483			80.7%	
1007 Golf Course Air Traffic	7,500	7,500	0			100.0%	
1050 Income Rent	85	85	0			100.0%	
1054 Income Other	1,479	900	(579)			164.4%	
1077 Income Sale Equipment	24,500	0	(24,500)			0.0%	24,500
1100 Income Advertising	700	0	(700)			0.0%	
1311 Buggy Hire	24,162	23,000	(1,162)			105.1%	
	765,432	604,360	(161,072)			126.7%	24,500
Golf Course :- Income							
4000 Salaries & Wages	169,341	168,781	(560)		(560)	100.3%	
4001 Employers NI	21,648	21,567	(81)		(81)	100.4%	
4002 Employers Superannuation	34,038	33,925	(113)		(113)	100.3%	
4010 Staff Training	226	2,100	1,874		1,874	10.8%	
4011 Staff PPE / H&S	2,144	2,250	106		106	95.3%	
4012 Staff Expenses	0	100	100		100	0.0%	
4015 Office Refreshments	29	0	(29)		(29)	0.0%	
4041 Golf Professional Retainer	60,177	71,570	11,393		11,393	84.1%	
4045 Golf Course Player Costs	354	500	146		146	70.8%	
4046 Golf Club Membership Fees	21,294	20,750	(544)		(544)	102.6%	
4051 Rates	16,991	17,542	551		551	96.9%	
4052 Water & Sewerage	521	1,200	679		679	43.4%	
4060 Refuse	1,085	941	(144)		(144)	115.3%	
4100 Telecommunications	3,097	2,350	(747)		(747)	131.8%	
4105 Postage	0	50	50		50	0.0%	
4106 Stationery	242	200	(42)		(42)	120.9%	
4112 Subscriptions	757	780	23		23	97.1%	
4113 Software Support	2,638	2,632	(6)		(6)	100.2%	
4114 Licence Fee	75	75	0		0	100.0%	
4115 Insurance	11,360	11,455	95		95	99.2%	
4116 Web Site	105	93	(12)		(12)	112.9%	
4156 Bank Charges	9,155	7,799	(1,356)		(1,356)	117.4%	
4201 Cleaning & Hygiene	708	700	(8)		(8)	101.2%	
4251 Dog Bin Emptying	936	1,559	623		623	60.0%	
4261 General Maintenance	46,048	46,170	122		122	99.7%	

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4270 Vehicles & Equipment Maint	23,653	21,630	(2,023)		(2,023)	109.4%	
4271 Vehicle & Equipment Lease	73,163	73,425	262		262	99.6%	
4272 Furniture & Equipment	12,820	3,000	(9,820)		(9,820)	427.3%	11,855
4275 Building Maintenance	9,269	6,555	(2,714)		(2,714)	141.4%	
4279 Fire & Security	854	688	(166)		(166)	124.1%	
4308 Golf Course Overheads	29,127	25,000	(4,127)		(4,127)	116.5%	
4309 Buggy Lease & Maintenance	9,870	10,364	494		494	95.2%	
Golf Course :- Indirect Expenditure	561,726	555,751	(5,975)	0	(5,975)	101.1%	11,855
Net Income over Expenditure	203,706	48,609	(155,097)				
6000 plus Transfer from EMR	11,855	0	(11,855)				
6001 less Transfer to EMR	24,500	0	(24,500)				
Movement to/(from) Gen Reserve	191,061	48,609	(142,452)				
<u>102 Golf Course Capital Costs</u>							
4155 Professional Fees	1,925	15,000	13,075		13,075	12.8%	
Golf Course Capital Costs :- Indirect Expenditure	1,925	15,000	13,075	0	13,075	12.8%	0
Net Expenditure	(1,925)	(15,000)	(13,075)				
<u>105 Salts Recreation Ground</u>							
1023 Income Professional Fee Refund	1,500	0	(1,500)			0.0%	
1025 Income Sponsorship	230	230	0			100.0%	230
1050 Income Rent	2,307	2,252	(55)			102.4%	
1051 Income Insurance Recharge	2,020	1,991	(29)			101.4%	
1058 Income Water Recharge	5,236	0	(5,236)			0.0%	
1073 Sports Pitch Hire & Green Fees	5,618	5,435	(183)			103.4%	
1095 Income Tennis Annual Pass	3,751	3,135	(616)			119.6%	
1096 Income Tennis Pay & Play	3,809	3,502	(307)			108.8%	
Salts Recreation Ground :- Income	24,470	16,545	(7,925)			147.9%	230
4018 Water Refill Maint	98	0	(98)		(98)	0.0%	98
4052 Water & Sewerage	9,648	8,617	(1,031)		(1,031)	112.0%	
4053 Tennis Electric	360	366	6		6	98.4%	
4055 Electricity	364	800	436		436	45.4%	
4095 Tennis Court Expenditure	1,828	8,582	6,754		6,754	21.3%	
4096 LTA Loan	5,125	5,125	0		0	100.0%	
4100 Telecommunications	388	348	(40)		(40)	111.4%	
4115 Insurance	3,596	3,595	(1)		(1)	100.0%	
4155 Professional Fees	4,720	0	(4,720)		(4,720)	0.0%	
4251 Dog Bin Emptying	468	1,593	1,125		1,125	29.4%	

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4252 Additional Litter Pick	0	1,000	1,000		1,000	0.0%	
4260 Grounds Maintenance Contract	70,958	73,087	2,129		2,129	97.1%	
4261 General Maintenance	2,464	4,590	2,126		2,126	53.7%	
4275 Building Maintenance	699	740	41		41	94.5%	
4283 Playground & Gym Equipment	19,139	10,000	(9,139)		(9,139)	191.4%	11,545
Salts Recreation Ground :- Indirect Expenditure	119,854	118,443	(1,411)	0	(1,411)	101.2%	11,643
Net Income over Expenditure	(95,385)	(101,898)	(6,513)				
6000 plus Transfer from EMR	11,643	0	(11,643)				
6001 less Transfer to EMR	230	0	(230)				
Movement to/(from) Gen Reserve	(83,972)	(101,898)	(17,926)				
106 Crouch Recreation Ground							
1050 Income Rent	2,605	2,550	(55)			102.2%	
1051 Income Insurance Recharge	758	746	(12)			101.6%	
1058 Income Water Recharge	2,215	2,450	235			90.4%	
1073 Sports Pitch Hire & Green Fees	13,492	11,989	(1,503)			112.5%	
Crouch Recreation Ground :- Income	19,069	17,735	(1,334)			107.5%	0
4052 Water & Sewerage	8,984	8,112	(872)		(872)	110.8%	
4115 Insurance	1,027	1,030	3		3	99.7%	
4155 Professional Fees	393	0	(393)		(393)	0.0%	
4251 Dog Bin Emptying	780	1,138	358		358	68.5%	
4260 Grounds Maintenance Contract	30,103	29,252	(851)		(851)	102.9%	
4261 General Maintenance	3,919	3,610	(309)		(309)	108.6%	
4275 Building Maintenance	0	2,450	2,450		2,450	0.0%	
4283 Playground & Gym Equipment	1,940	4,000	2,060		2,060	48.5%	
Crouch Recreation Ground :- Indirect Expenditure	47,146	49,592	2,446	0	2,446	95.1%	0
Net Income over Expenditure	(28,077)	(31,857)	(3,780)				
107 Martello Fields							
1050 Income Rent	1,648	5,351	3,703			30.8%	
Martello Fields :- Income	1,648	5,351	3,703			30.8%	0
4018 Water Refill Maint	114	0	(114)		(114)	0.0%	114
4115 Insurance	14	12	(2)		(2)	114.3%	
4251 Dog Bin Emptying	624	911	287		287	68.5%	
4260 Grounds Maintenance Contract	15,340	15,801	461		461	97.1%	
4261 General Maintenance	297	1,000	703		703	29.7%	
Martello Fields :- Indirect Expenditure	16,388	17,724	1,336	0	1,336	92.5%	114
Net Income over Expenditure	(14,740)	(12,373)	2,367				
6000 plus Transfer from EMR	114	0	(114)				
Movement to/(from) Gen Reserve	(14,626)	(12,373)	2,253				

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
108 Other Open Spaces							
1050 Income Rent	90	90	0			100.0%	
1098 Income Grass Cutting	10,810	0	(10,810)			0.0%	
1099 Income BT Openreach Pole	158	0	(158)			0.0%	
Other Open Spaces :- Income	11,058	90	(10,968)			12286.5%	0
4018 Water Refill Maint	261	0	(261)		(261)	0.0%	261
4052 Water & Sewerage	151	200	49		49	75.3%	
4115 Insurance	49	45	(4)		(4)	109.2%	
4154 Land Registry Fees	0	60	60		60	0.0%	
4251 Dog Bin Emptying	1,092	1,821	729		729	60.0%	
4260 Grounds Maintenance Contract	24,570	25,307	737		737	97.1%	
4261 General Maintenance	6,161	7,780	1,619		1,619	79.2%	
4262 Trees for Seaford	5,981	0	(5,981)		(5,981)	0.0%	5,981
4268 Grass Verge Cutting	18,681	25,000	6,319		6,319	74.7%	
4275 Building Maintenance	0	200	200		200	0.0%	
Other Open Spaces :- Indirect Expenditure	56,947	60,413	3,466	0	3,466	94.3%	6,242
Net Income over Expenditure	(45,889)	(60,323)	(14,434)				
6000 plus Transfer from EMR	6,242	0	(6,242)				
Movement to/(from) Gen Reserve	(39,646)	(60,323)	(20,677)				
116 Seaford Head Estate							
1011 Income Filming	35,213	20,000	(15,213)			176.1%	
1021 Income South Hill Barn	0	300	300			0.0%	
1050 Income Rent	10,000	10,000	0			100.0%	
1200 Income Nature Reserve	660	0	(660)			0.0%	
Seaford Head Estate :- Income	45,872	30,300	(15,572)			151.4%	0
4115 Insurance	600	600	(0)		(0)	100.1%	
4155 Professional Fees	15,745	0	(15,745)		(15,745)	0.0%	9,585
4251 Dog Bin Emptying	936	911	(25)		(25)	102.7%	
4260 Grounds Maintenance Contract	1,249	1,285	36		36	97.2%	
4261 General Maintenance	4,692	1,445	(3,247)		(3,247)	324.7%	2,827
4274 Projects Expenditure	6,771	6,000	(771)		(771)	112.8%	
4275 Building Maintenance	7	1,000	993		993	0.7%	
4279 Fire & Security	0	245	245		245	0.0%	
4424 South Hill Barn Development	10,469	40,800	30,331		30,331	25.7%	
4500 Nature Reserve Expenses	22,352	22,343	(9)		(9)	100.0%	
4501 Filming Expenses	7,043	4,000	(3,043)		(3,043)	176.1%	
4502 Toilet Hire	720	0	(720)		(720)	0.0%	
Seaford Head Estate :- Indirect Expenditure	70,584	78,629	8,045	0	8,045	89.8%	12,412
Net Income over Expenditure	(24,712)	(48,329)	(23,617)				
6000 plus Transfer from EMR	12,412	0	(12,412)				

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Movement to/(from) Gen Reserve	(12,300)	(48,329)	(36,029)				
<u>117 Seaford</u>							
1011 Income Filming	3,250	200	(3,050)			1625.0%	
1025 Income Sponsorship	460	460	0			100.0%	460
1066 Income Concession	(685)	0	685			0.0%	
1084 Income Promenade	476	0	(476)			0.0%	
1092 Income General Maintenance	414	0	(414)			0.0%	
Seaford :- Income	3,915	660	(3,255)			593.2%	460
4018 Water Refill Maint	35	0	(35)		(35)	0.0%	35
4022 Telescope Expenditure	0	200	200		200	0.0%	
4115 Insurance	318	318	0		0	99.9%	
4253 Shelters	2,398	3,000	602		602	79.9%	
4261 General Maintenance	6,966	6,605	(361)		(361)	105.5%	
4270 Vehicles & Equipment Maint	44	150	106		106	29.3%	
4501 Filming Expenses	650	40	(610)		(610)	1625.0%	
Seaford :- Indirect Expenditure	10,410	10,313	(97)	0	(97)	100.9%	35
Net Income over Expenditure	(6,494)	(9,653)	(3,159)				
6000 plus Transfer from EMR	35	0	(35)				
6001 less Transfer to EMR	460	0	(460)				
Movement to/(from) Gen Reserve	(6,919)	(9,653)	(2,734)				
<u>125 Allotments</u>							
1050 Income Rent	1,355	1,350	(5)			100.4%	
Allotments :- Income	1,355	1,350	(5)			100.4%	0
4261 General Maintenance	0	500	500		500	0.0%	
Allotments :- Indirect Expenditure	0	500	500	0	500	0.0%	0
Net Income over Expenditure	1,355	850	(505)				
Golf, Open Spaces & Climate :- Income	872,819	676,391	(196,428)			129.0%	
Expenditure	884,980	906,365	21,385	0	21,385	97.6%	
Net Income over Expenditure	(12,160)	(229,974)	(217,814)				
plus Transfer from EMR	42,301	0	(42,301)				
less Transfer to EMR	25,190	0	(25,190)				
Movement to/(from) Gen Reserve	4,951	(229,974)	(234,925)				

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Detailed Income & Expenditure by Budget Heading 31/03/2026

Month No: 12

Committee Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Grand Totals:- Income	872,819	676,391	(196,428)			129.0%	
Expenditure	884,980	906,365	21,385	0	21,385	97.6%	
Net Income over Expenditure	(12,160)	(229,974)	(217,814)				
plus Transfer from EMR	42,301	0	(42,301)				
less Transfer to EMR	25,190	0	(25,190)				
Movement to/(from) Gen Reserve	4,951	(229,974)	(234,925)				

APPENDIX B - REPORT 13/26
Golf, Open Spaces and Climate Action (GOSCA)
2025 - 2026

1000 Codes = Income
 4000 Codes = Expenditure

		Financial Variance Report for GOSCA			
		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
101	Golf Course				
1000	Golf Course Season Ticket	The majority of season ticket income is received in April with those paying by direct debit spread over 6 months. It is pleasing to see that the budget has already been exceeded target by 5.7%	With the exception of a few potential winter season ticket sales, the annual income is almost fully received, currently exceeding target by 6.4%	As previously reported	As previously reported
1001	Golf Course Green Fees Mid-Week	Green fees are higher than expectations with weekday green fees already at 63.6%, weekend/BH green fees at 58.7% and society income at 45.2%	Week day green fees exceeded budget by 5.8% with weekend/bank holiday green fees exceeding target by 1.7%. Golf societies have are also above the level expected for this time of year at 81%	Week day green fees exceeded budget by 25.9% with weekend/bank holiday green fees exceeding target by 25.6%. Golf societies have are also above the level expected for this time of year at 96.2%	Week day green fees exceeded budget by 39% with weekend/bank holiday green fees exceeding target by 41.6%. Golf societies have also exceeded their budget by 9.4%
1002	Golf Course Green W/End & BH's	As above	As above	As above	As above
1003	Golf Course Societies	As above	As above	As above	As above
1004	Golf Course Lockers	The majority of lockers are sold at the beginning of the year along with the season tickets	As previously reported	As previously reported	Income reached 80.7% of target at year end
1007	Golf Course Air Traffic Control	-	-	This income is now fully received	As previously reported
1050	Rent	-	-	This relates to the Wayleave rent that is received annually	As previously reported
1054	Income Other	This income relates to the direct debit admin fee. Due the increase of players paying their fees by direct debit, this has exceeded budget expectations	As previously reported	As previously reported	As previously reported
1077	Income Sale of Equipment	This income relates to the sale of a TORO Grounds Master 4000D and a TORO Reel Master 3100D for £24,500 has been transferred to a Capital EMR and which will be put towards future machinery expenditure	As previously reported	As previously reported	As previously reported, the £24,500 income was transferred to the Golf Machinery Capital EMR at year end
1100	Income Advertising	-	This income relates to adverts included on the current score cards	As previously reported	As previously reported
1311	Buggy Hire	-	Buggy hire is above the expected income for this time of year which is a result of increased golf play this year	The income has now exceeded target by 2.5%	The income exceeded target by 5.1%
4010	Staff Training	-	-	-	This budget has been underspent by £1,874. It is recommended that the underspend be transferred to EMR 370 – to support future training requirements across all committees
4041	Golf Professional Retainer	-	-	This expenditure will be underbudget by the year end due to the budget being set as a gross figure rather than the net	As previously reported
4045	Golf Course Player Costs	This budget relates to the cost of the membership cards where the majority are purchased at the beginning of the financial year, thus showing a high percentage of budget	The majority of expenditure has now been spent and is therefore likely to show an underspend by year end	As previously reported	As previously reported
4045	Golf Club Membership Fees	This budget relates to the portion of season ticket income that is allocated to Seaford Golf Club to cover affiliation fees payable to England Golf. As the number of season ticket holders has exceeded the original estimate, expenditure is correspondingly higher, but this is fully offset by the additional income received	As previously reported	As previously reported	As previously reported
4052	Water & Sewerage	-	-	-	Water and Sewerage expenditure was below budget due to lower than anticipated water usage and associated charges during the financial year

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
4100	Telecommunications	-	-	As reported to the previous Golf & The View Committee last year, this relates to the broadband and telephone contract originally linked to The View. It was first thought the costs could be recharged, but The View tenant had arranged its own separate broadband service. As a result, the Town Council is incurring charges for broadband that is no longer in use. Officers had been exploring whether paying an early termination fee would be worthwhile, however, due to the Golf Course's location, replacing the service is not straightforward. Broadband suppliers have advised that extensive works may be needed to provide a new connection. Officers are still working with the Council's IT provider, Schools ICT, to explore alternatives such as 4G or satellite broadband. Until such alternatives have been found, the expenditure for this account will exceed the budget. At the time of the budget setting, it was thought the situation would be resolved but as the situation is ongoing, we are likely to be overbudget by approximately 40% at the year end	As previously reported. Officers have now negotiated a cheaper contract which should come in under budget in the 2026 - 2027 financial year
4106	Stationery	-	-	The account is showing over budget due to increase in cost for ink cartridges required for a new printer	As previously reported
4112	Subscriptions	This budget relates to the BIGGA membership which is paid in advance for the year. It is unlikely that there will be further expenditure this financial year	As previously reported	As previously reported	As previously reported
4113	Software Support	The majority of these costs are paid nine months in advance (due the the annual costs spanning two financial years)	As previously reported	Further costs are anticipated in relation to the Golf Course tills, which have increased beyond the original budget provision. This is expected to bring the total spend to approximately £2,800 by year end, resulting in the account being overspent by around 7%	As previously reported, expenditure was slightly above budget due to additional Golf Course till costs incurred during the year, although final expenditure was lower than previously anticipated
4114	Licence Fee	This relates to the radio licence that is paid in advance for the year	As previously reported	As previously reported	As previously reported
4115	Insurance	Insurance costs are paid annually in advance	As previously reported	As previously reported	As previously reported
4116	Website	Website costs are paid annually in advance	As previously reported	Following the introduction of AGAR Assertion 10, it became clear the existing Golf Course website did not meet WCAG 2.2 Level AA standards. As compliance forms part of Assertion 10 and cannot be marked complete without a compliant website, a new provider was appointed to implement a WCAG-compliant site including accessibility setup, annual subscription and quarterly compliance monitoring. This requirement was not known at the time of budget setting therefore no budget was set	As previously reported
4156	Bank Charges	-	-	-	The overspend on this account relates to increased membership and green fee income being processed through the PDQ machines. The additional income generated significantly offsets the associated increase in bank charges
4201	Cleaning & Hygiene	The majority of these costs relate to the soap and sanitary costs that are paid annually in advance	As previously reported	With an apportionment of the annual soap and sanitary costs in February, it is likely that the account will be slightly overbudget by the year end	As previously reported
4251	Dog Bin Emptying	-	-	The budget was set before the revised contract was agreed. The new contract has resulted in reduced costs across the relevant cost centres, leading to an underspend	The cumulative underspend across all relevant cost centres of £3,097 has been transferred into EMR361 – Bin Provision, to assist with future costs associated with the new contract
4261	General Maintenance	-	-	-	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4270	Vehicle & Equipment Maintenance	-	-	-	The overspend on this account largely relates to additional red diesel being purchased before costs increased significantly during the final month of the financial year

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
4272	Equipment	-	This spend within this account code relates to the purchase of a EZGO Ex Demo machine and a Pogo Pro as previously agreed by this committee. Whilst this shows the amount has exceeded budget, the funds were used by the Golf Machinery Capital EMR	As previously reported	As previously reported, following the use of the Golf Machinery Capital EMR, the final budget position for this expenditure was underspent by £2,365. It is recommended that this underspend be transferred to EMR 340 - Vehicles and Equipment, to support future vehicle and equipment requirements across all committees
4275	Building Maintenance	-	-	-	The overspend relates to essential repairs, maintenance and redecoration works within the ground floor (STC-controlled) area of the The View building to address health and safety concerns
4279	Fire & Security	The majority of costs relate to the annual maintenance which is paid annually in advance	As previously reported	Costs are over budget following the Intruder Alarm system upgrade and the replacement of a Duel Tech detector that was not anticipated when the budget was set	As previously reported
4308	Golf Course Overheads	-	-	-	The overspend relates to increased utility costs since the original budget was set
102	Golf Course Capital Costs				
4155	Professional Fees	-	-	This budget is primarily intended to fund works associated with the 17th Green relocation. Any underspend will be requested for transfer to the relevant EMR at year end	As previously reported. The underspend of £13,075 has been transferred to EMR 374 - 17th Green Relocation
105	Salts Recreation Ground				
1023	Income Professional Fee Refund	This income relates to the reimbursement by LDC for the legal fees that STC incurred in respect of a piece of land at The Salts	As previously reported	As previously reported	As previously reported
1025	Income Sponsorship	This income relates to the sponsorship of the Water Refill Station which is paid annually in advance	As previously reported	As previously reported	As previously reported
1050	Income Rent	Total To Date Income Split: Tennis Tots - £55 Seaford & St Leonards Scouts - £651.72 Seaford Cricket Club - £300 Seaford Rugby Club - £1,000 Total - £2,006.72	Total To Date Income Split: Tennis Tots - £55 Seaford & St Leonards Scouts - £651.72 Seaford Cricket Club - £450 Seaford Rugby Club - £1,000 Total - £2,156.72	Total To Date Income Split: Tennis Tots - £55 Seaford & St Leonards Scouts - £651.72 Seaford Cricket Club - £600 Seaford Rugby Club - £1,000 Total - £2,306.72	As previously reported
1058	Income Water Recharge	-	-	-	Income of £5,236 was received in relation to water recharges during the year. No budget provision had been included within this account code for 2025 - 2026, potentially due to budget realignments undertaken following the Committee structure changes at the start of the financial year
1073	Sports Pitch Hire & Green Fees	Total to Date Income Split: Cricket - £1,293.60 Rugby - £167.20 Premier - £32.00 Sussex Community Stoolball Association (SCSA) - £550.40 Total - £2,063.20	Total to Date Income Split: Cricket - £2,049.60 Rugby - £590.40 Premier - £112.00 Sussex Community Stoolball Association (SCSA) - £895.20 Total - £3,647.20	Total to Date Income Split: Cricket - £2,049.60 Rugby - £1,334.40 Premier - £288 Sussex Community Stoolball Association (SCSA) - £1,195.20 Total - £4,867.20	Total to Date Income Split: Cricket - £2,049.60 Rugby - £1,771.20 Premier - £416 Sussex Community Stoolball Association (SCSA) - £1,381.60 Total - £5,618.40
1095	Tennis Court Income - Annual Pass	Tennis annual passes are typically purchased more frequently during the first three months of the financial year, although they can be bought at any time. The percentage of income is in the same region	Although tennis annual pass sales have slowed as we move into the winter months, income already stands at 92.7% of the annual budget and is on track to achieve the full target by year end	As previously reported with income now 100% of budget	As previously reported, income continued to perform strongly throughout the financial year, ultimately exceeding the approved budget by 19.6% at the year end
1096	Tennis Court Income - Pay & Play	-	As with the annual passes, the sales for Pay and Play sessions are now slowing, although income has already reached 92.6% of annual budget	As previously reported, with income now at 97% of budget	As previously reported, income continued to perform strongly throughout the financial year, ultimately exceeding the approved budget by 8.8% at the year end
4018	Water Refill Maintenance	The expenditure is covered by the EMR which is topped up with income generated from the sponsorship of the water refill station. This is the same for all Water Refill Maintenance accounts within this Committee	As previously reported	As previously reported	As previously reported
4052	Water & Sewerage	-	-	-	Expenditure exceeded the approved budget which may have been impacted by the virements and budget realignments undertaken at the beginning of the year following the Committee restructure. However, this overspend was offset by additional income received through water recharges within the same cost centre
4055	Electricity	-	-	-	Expenditure was below budget which may have been impacted by the virements and budget realignments undertaken at the beginning of the year following the Committee restructure

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
4095	Tennis Court Expenditure	-	-	-	Whilst the expenditure appears significantly underspent, £5,400 was transferred into EMR366 - Tennis Courts at the year-end in accordance with the terms of the LTA loan arrangement. Taking this EMR movement into account, the effective expenditure against this budget totalled £7,228 resulting in an overall underspend of £1,354
4100	Telecommunications	-	-	-	This expenditure exceeded the approved budget due to higher than anticipated costs increases
4155	Professional Fees	The unbudgeted expenditure relates to costs for a new lease agreement and separate legal advice on a piece of the land. Part of the overspend has been offset by the income from LDC	As previously reported	As previously reported	As previously reported
4251	Dog Bin Emptying	-	-	The budget was set before the revised contract was agreed. The new contract has resulted in reduced costs across the relevant cost centres, leading to an underspend	The cumulative underspend across all relevant cost centres of £3,097 has been transferred into EMR381 – Bin Provision to assist with future costs associated with the new contract commencing shortly
4252	Additional Litter Pick	-	-	-	There were no additional litter pick costs in 2025 - 2026
4261	General Maintenance	-	-	-	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4283	Playground	Expenditure appears significantly over budget at 161.5%. However, £11,545 of this was spent on installing a rubber safety surface, funded from the Playground EMR356.	As previously reported	As previously reported	As previously reported, following the use of EMR funding, the remaining balance resulted in an underspend of £2,406 against the approved budget at the financial year end. It is proposed that this underspend, together with the underspend within the equivalent budget at the Crouch, be transferred into EMR356 -Playgrounds, for future playground and equipment requirements
106	Crouch Recreation Ground				
1050	Income Rent	Total to Date Income Split: Football - £637.50 Bowling - £637.50 Fitness Licence - £55 Total - £1,330	Total to Date Income Split: Football - £956.25 Bowling - £956.25 Fitness Licence - £55 Total - £1,967.50	Total to Date Income Split: Football - £1,275 Bowling - £1,275 Fitness Licence - £55 Total - £2,605	As previously reported
1073	Sports Pitch Hire & Green Fees	Total to Date Income Split: Football Training & Games (main pitch) - £425.60 Mini Soccer (mini pitch) - £12.80 Bowling Green Fees - £0.00 (should be received in August) Total - £438.40	Total to Date Income Split: Football Training & Games (main pitch) - £1,216 Mini Soccer (mini pitch) - £96.00 Bowling Green Fees - £10,490.04 Total - £11,802.04	Total to Date Income Split: Football Training & Games (main pitch) - £2,025.60 Mini Soccer (mini pitch) - £230.40 Bowling Green Fees - £10,490.04 Total - £12,746.04	Total to Date Income Split: Football Training & Games (main pitch) - £2,675.20 Mini Soccer (mini pitch) - £326.40 Bowling Green Fees - £10,490.04 Total - £13,491.64
4052	Water & Sewerage	-	-	-	This expenditure exceeded the approved budget due to higher than anticipated costs increases
4155	Professional Fees	This unbudgeted expenditure relates to amendment to lease costs	As previously reported	As previously reported	As previously reported
4251	Dog Bin Emptying	-	-	The budget was set before the revised contract was agreed. The new contract has resulted in reduced costs across the relevant cost centres, leading to an underspend	The cumulative underspend across all relevant cost centres of £3,097 has been transferred into EMR 381 – Bin Provision, to assist with future costs associated with the new contract commencing shortly
4261	General Maintenance	The expenditure is showing a high percentage due to necessary tree works and a security rail fencing in the gardens	As previously reported	As previously reported	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4275	Building Maintenance	-	-	-	There was no expenditure within this budget during 2025-2026. However, the resulting underspend offsets overspends incurred within other Building Maintenance cost centres across the Committee
4283	Playground	-	-	-	It is proposed that this underspend, together with the underspend within the equivalent budget at The Salts, be transferred into EMR 356 - Playgrounds for future playground and equipment requirements

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
107	Martello Fields				
1050	Income Rent	-	-	Income is not expected to meet the annual budget, as neither the Circus nor the Funfair placed a booking during this financial year	As previously reported
4115	Insurance	Insurance costs are paid annually in advance	As previously reported	As previously reported	As previously reported
4251	Dog Bin Emptying	-	-	The budget was set before the revised contract was agreed. The new contract has resulted in reduced costs across the relevant cost centres, leading to an underspend	The cumulative underspend across all relevant cost centres of £3,097 has been transferred into EMR 381 – Bin Provision, to assist with future costs associated with the new contract commencing shortly
4261	General Maintenance	-	-	-	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
108	Other Open Spaces				
1050	Income Rent	-	-	This relates to the Wayleave rent that is received annually	As previously reported
1098	Income Grass Cutting	This income is the grant given by ESCC towards the annual grass cutting	As previously reported	As previously reported	Whilst the underspend within the grass cutting expenditure budget was transferred into an EMR 376 - Grass Verge Cutting Contingency at the year-end, the associated income had not been included within that reserve movement. It is therefore now recommended that this income also be transferred into the EMR
1099	Income BT Openreach Pole	-	-	This income relates to the reimbursement by BT Openreach for legal costs incurred negotiating a new wayleave agreement for their apparatus to be installed on STC's land	As previously reported
4052	Water & Sewerage	The negative figure relates to an accrual for 2024 - 2025. Once the next invoice is issued, the amount should broadly align with the budget	As previously reported	The account is projected to be under budget by year end due to a £75 credit issued by the water company for an unplanned interruption	As previously reported
4251	Dog Bin Emptying	-	-	The budget was set before the revised contract was agreed. The new contract has resulted in reduced costs across the relevant cost centres, leading to an underspend	The cumulative underspend across all relevant cost centres of £3,097 has been transferred into EMR 381 – Bin Provision, to assist with future costs associated with the new contract commencing shortly
4261	General Maintenance	-	-	-	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4262	Trees for Seaford	This unbudgeted expenditure relates to the return of funds for Trees for Seaford (residents donations) being held by STC in an EMR	As previously reported	As previously reported	As previously reported
116	Seaford Head Estate				
1011	Income Filming	It is pleasing to note that filming income has already exceeded the budget. This budget line is always difficult to forecast accurately, as filming requests are unpredictable from year to year	Filming has continued at a good steady pace with income now 56% above the annual target	As previously invoiced	The net additional income received above the approved budget within this account, after allowing for the associated percentage-based expenditure incurred, is recommended to be transferred into EMR 334 – Seaford Head / South Hill Barn, to support future liabilities, maintenance requirements and associated costs relating to the site
1021	Income South Hill Barn	-	-	When the budget was set, it was anticipated that the barn area may generate hire income. However, to date there have been no bookings, primarily due to the lack of utilities currently available at the site. No income has therefore been included within the budget in the future budgets	As previously reported
1050	Income Rent	-	-	This income relates to the rental of land and has been fully received for the this year.	As previously reported
1200	Income Nature Reseve	This unbudgeted income relates to the donations received at South Hill Barn	As previously reported	As previously reported	As previously reported
4115	Insurance	Insurance costs are paid annually in advance	As previously reported	-	-

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
4155	Professional Fees	This overbudgeted expenditure relates to the traffic suvery and works to Hope Gap Steps. All the additional expenditure will be offset by the Seaford Head/South Hill Barn EMR	As previously reported	As previously reported	Additional expenditure was subsequently incurred during the year in relation to tenancy matters and the introduction of the new car parking trial. Whilst the tenancy related costs will remain an overspend against the budget, the expenditure associated with the car parking trial is expected to be offset by income generated from parking charges once operational in 2026 - 2027. As this income had not been received by the year end, the related expenditure has been met by the General Reserves within the 2025 - 2026 outturn position. However, it is anticipated that the General Reserve balance will be replenished during 2026 - 2027 once the associated parking income is received
4251	Dog Bin Emptying	-	-	Although the revised contract resulted in an overall reduction in costs across the relevant cost centres, the budget allocation between sites was incorrect when set. The Golf Course budget was overstated, while the Seaford Head provision was understated. As a result, this cost centre now shows a slight increase against budget, despite the overall contract cost being lower	Although the revised contract resulted in an overall reduction in costs across the relevant cost centres, the budget allocation between sites was incorrect when set. The Golf Course budget was overstated, while the Seaford Head provision was understated. As a result, this cost centre now shows a slight increase against budget, despite the overall contract cost being lower
4261	General Maintenance	-	The expenditure within this account code relates to the work at Hope Gap Steps and which is covered by the Seaford Head EMR	As previously reported	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4274	Projects Expenditure	-	The expenditure within this account code relates to the move of the compostable toilets from the Seafront to South Hill Barn. Costs were slightly higher than anticipated due to the unexpected need to hire a hiab crane vehicle	As previously reported	As previously reported
4275	Building Maintenance	-	-	-	There was minimal expenditure within this budget during 2025-2026. However, the resulting underspend offsets overspends incurred within other Building Maintenance cost centres across the Committee
4424	South Hill Barn Development	-	-	-	The underspend of £30,331 relates to the project currently being on hold due to various factors discussed at previous Full Council meeting. The remaining balance has therefore been transferred into EMR334 – Seaford Head / South Hill Barn at the year end to support the continuation of the project when works continue
4500	Nature Reserve	These costs relate to the Sussex Wildlife Trust's annual management fees which are paid annually in advance.	As previously reported	As previously reported	As previously reported
4501	Filming Expenses	Filming expenditure has also exceeded budget, as this is calculated at 20% of the income received. This increase is not a cause for concern, as it is directly proportionate to the higher level of income achieved	As previously reported	As previously reported	As previously reported
4502	Toilet Hire	-	The unbudgeted expenditure covered the need for additional toilets over the busy summer period prior to the Compostables being relocated and installed	As previously reported	As previously reported
117	Seafront				
1011	Income Filming	It is pleasing to note that filming income has already exceeded the budget. This budget line is always difficult to forecast accurately, as filming requests are unpredictable from year to year	Filming on the seafront has become more popular this year with the anticipated budget being exceeded by 125%	As previously reported	The net additional income received above the approved budget within this account, after allowing for the associated percentage-based expenditure incurred, is recommended to be transferred into EMR357 – Seafront Maintenance, to support future liabilities and maintenance requirements.
1025	Income Sponsorship	This income relates to the sponsorship of the Water Refill Station which is paid annually in advance	As previously reported	As previously reported	As previously reported

		18-Sep-25 (Report 62-25)	27-Nov-25 (Report 104-25)	5-Mar-26 (Report 179-25)	Year End
1058	Income Water Recharge	-	-	This is currently showing a negative figure due to an accrual raised for income relating to the previous financial year. However, this now relates to the Concession cost centre so this will be corrected before the year end	This is currently showing a negative figure due to an accrual raised for income relating to the previous financial year. However, this now relates to the Concession cost centre so this will be corrected before the year end
1084	Income Promenade	-	Unbudgeted income arises from a fitness licence and a 10K run. Given the irregular nature of promenade bookings, it is prudent not to budget for this income	As previously reported	As previously reported
1092	Income General Maintenance	-	This income relates to the reimbursement for vegetation work at Marine Parade that was carried out by the Town Council on behalf of ESCC	As previously reported	As previously reported
4052	Water & Sewerage	-	-	This is currently showing a positive figure due to an accrual raised for expenditure relating to the previous financial year. However, this now relates to the Concession cost centre so this will be corrected before the year end	This is currently showing a positive figure due to an accrual raised for expenditure relating to the previous financial year. However, this now relates to the Concession cost centre so this will be corrected before the year end
4261	General Maintenance	The expenditure is showing a high percentage due to necessary works to the lighting behind the Martello beach huts	As previously reported	As previously reported. It is likely that this account could reach £7,500 by year end	The overall General Maintenance budget across all cost centres within this Committee were underspent at the year-end. Whilst certain individual cost centres exceeded budget, the cumulative underspend of £3,980 is being recommended to be transferred into EMR 326 - General Maintenance / Open Spaces, to support future maintenance requirements across Council assets, facilities and open spaces
4501	Filming Expenses	Filming expenditure has also exceeded budget, as this is calculated at 20% of the income received. This increase is not a cause for concern, as it is directly proportionate to the higher level of income achieved	As previously reported	As previously reported	As previously reported

Glossary	
AGAR	Annual Governance & Accountability Return
EMR	Earmarked reserves
ESCC	East Sussex County Council
GOSCA	Golf, Open Spaces & Climate Action Committee
LDC	Lewes District Council
STC	Seaford Town Council
WCAG	Website Content Accessibility Guidelines

A/C code	Reserve Details	Purpose	Committee	Opening Balance 01/04/2025	Credits/ Transfers from other Reserves	Description of Credit Movements	Debits / Transfers to other Reserves	Description of Debit Movements	Closing Balance 31/03/2026
321	Building Maintenance	Contingency to meet unexpected liability on all buildings reflecting the Town Council's responsibility for major assets and ensures funding is available for both planned and emergency maintenance to avoid budget disruption or asset devaluation	Shared	£ 66,000.00	£ 9,912.50	Transfer of the 2025/2026 Martello Tower Building Maintenance underspend.	£ 9,028.00	Remedial works at Salts Cafe - £3,150 Martello Beach Hut Door replacement - £5,878	£66,884.50
326	General Maintenance / Open Spaces	Contingency to meet unexpected liability on all grounds and open spaces	Shared	£ 18,950.00	£ -	N/a	£ -	N/a	£18,950.00
334	Seaford Head/ South Hill Barn	Reserve built up to fund works at South Hill Barn and Hope Gap Steps	GOSCA	£ 51,476.95	£ 30,331.00	Transfer of the 2025/2026 South Hill Barn project underspend.	£ 12,412.44	Parking / Access Feasibility for South Hill Barn - £6,709 Hope Gap Steps - £5,703.44	£69,395.51
340	Vehicles & Equipment	Contingency to meet unexpected liability for vehicles & equipment. Reserve built up to fund replacements	Shared	£ 25,000.00	£ -	N/a	£ -	N/a	£25,000.00
342	Trees for Seaford	Income received from resident donations and grants applied for by the Trees for Seaford. (Seaford Town Council previously held these funds on behalf of TFS, but they have now been returned to the group)	GOSCA	£ 5,981.49	£ -	N/a	£ 5,981.49	Following Trees For Seaford becoming independent of the Town Council, STC no longer holds the funds on their behalf. Their balance was returned in full.	£0.00
344	Projects Reserve	Reserve built up to fund future projects	Shared	£ 20,737.62	£ -	N/a	£ -	N/a	£20,737.62
* 349	Golf Machinery - Capital	Purchase and sale of capital machinery. Use is restricted to capital purchases only	GOSCA	£ 7,900.00	£ 24,500.00	Transfer of the 2025 - 2026 income from sale of golf machinery	£ 11,855.00	Purchase of new golf machinery	£20,545.00
356	Playgrounds	Phased replacement and upgrading of ageing play equipment, ensuring compliance with safety standards and responding to high levels of public use and expectation	GOSCA	£ 51,319.00	£ -	N/a	£ 11,545.00	Rubber safety surface at Salts Playground	£39,774.00
357	Seafront Maintenance	Seafront maintenance	GOSCA	£ 10,000.00	£ -	N/a	£ -	N/a	£10,000.00
358	Community Projects	Beach Access Platform - to be used for maintenance & repairs	GOSCA	£ 1,469.75	£ -	N/a	£ -	N/a	£1,469.75
* 361	* CIL Receipts *	Income received from Community Infrastructure Levies received. Restricted use to be agreed by Full Council / Approved Budget	Shared	£ 267,702.65	£ 26,158.49	Transfer the Neighbourhood CIL received from Lewes District Council for 2025-2026	£ -	N/a	£293,861.14
362	Seafront Projects	Various Projects	GOSCA	£ 9,770.00	£ -	N/a	£ 9,770.00	In accordance with Full Council resolution, this EMR has been fully applied towards the Memorial Plaque refunds	£0.00

A/C code	Reserve Details	Purpose	Committee	Opening Balance 01/04/2025	Credits/ Transfers from other Reserves	Description of Credit Movements	Debits / Transfers to other Reserves	Description of Debit Movements	Closing Balance 31/03/2026
367	Water Refill Stations	Water Refill Station Maintenance	GOSCA	£ 3,641.95	£ 1,150.00	Transfer of the 2025 - 2026 sponsorship income relating to the Water Refill Stations	£ 967.14	Maintenance works	£3,824.81
368	Tennis Courts	Contingency of £5,400 to be budgeted annually as per the LTA Loan stipulations	GOSCA	£ 25,730.84	£ 5,400.00	Transfer of the £5,400 of the 2025 - 2026 Tennis Court budget as per the LTA Loan stipulations	£ -	N/a	£31,130.84
370	Training	Surplus budget for future liability	Shared	£ 3,000.00	£ -	N/a	£ -	N/a	£3,000.00
372	Utilities	For future liabilities due to uncertain electricity and gas costs	Shared	£ 5,000.00	£ -	N/a	£ -	N/a	£5,000.00
374	17th Green Relocation	For future costs involved in the relocation fo the 17th Green at Seaford Head Golf Course	GOSCA	£ 20,000.00	£ 13,075.00	Transfer of the underspend of the 2025 - 2026 Professional Fee budget within Golf Course Capital Costs that will be required as the project moves on	£ -	N/a	£33,075.00
375	Bonningstedt Wall	As agreed by Full Council, £50,00 was approved to be spent from GR's in 24/25. The works moved to 2025-2026 resulting in the amount being earmarked	GOSCA	£ 50,000.00	£ -	N/a	£ 45,973.14	Bonningstedt Wall rebuild costs	£4,026.86
376	Grass Verge Contingency	Contingency for Grass Verge Costs	GOSCA	£ -	£ 6,319.00	Transfer of the 2025-2026 underspend of the Grass Verge Cutting budget for future liabilities	£ -	N/a	£6,319.00
378	Martello Memorial Refund	Set up for balance of unclaimed refunds that were to come from General Reserves in 2025-2026	GOSCA	£ -	£ 7,200.00	Transfer total of unclaimed refunds for the Martello Memorial Plaques from General Reserves	£ -	N/a	£7,200.00
	TOTAL EMR			£ 643,680.25	£ 124,045.99		£ 107,532.21		£660,194.03

A/C code	Reserve Details	Purpose	Committee	Closing Balance 31/03/2026	Proposed EMR Transfer	Description	EMR Balance following Transfer
326	General Maintenance / Open Spaces	Contingency to meet unexpected liability on all grounds and open spaces	Shared	£18,950.00	£3,980.00	It is proposed that the cumulative underspend of £3,980 across the General Maintenance budget headings within this Committee be transferred into this EMR. This EMR is shared across all committees and will support future responsive and unforeseen maintenance works across Council assets, facilities and open spaces.	£22,930.00
334	Seaford Head/ South Hill Barn	Reserve built up to fund works at South Hill Barn and Hope Gap Steps	GOSCA	£69,395.51	£12,170.00	It is proposed that the additional net filming income of £12,170 generated at Seaford Head Estate above the approved budget be transferred into this existing EMR. The additional contribution would provide a prudent funding provision towards future liabilities, maintenance requirements and associated costs relating to Seaford Head Estate (including Hope Gap Steps) and South Hill Barn.	£81,565.51
340	Vehicles & Equipment	Contingency to meet unexpected liability for vehicles and equipment. Reserve built up to fund replacements	Shared	£25,000.00	£2,035.00	It is proposed that the underspend of £2,035 within the Golf Course Furniture and Equipment budget be transferred into this existing EMR to provide a prudent funding provision towards future liabilities and replacement requirements.	£27,035.00
356	Playgrounds	Phased replacement and upgrading of ageing play equipment, ensuring compliance with safety standards and responding to high levels of public use and expectation	GOSCA	£39,774.00	£4,466.00	It is proposed that the cumulative underspend of £4,466 across the Playground & Gym Equipment budget headings within this Committee be transferred into this EMR. This will support future responsive and unforeseen maintenance works across Council playgrounds	£44,240.00
357	Seafont Maintenance	Surplus budget for future liability	GOSCA	£10,000.00	£2,440.00	It is proposed that the additional net filming income of £2,440 for the Seafont account code above the approved budget be transferred into this existing EMR. The additional contribution would provide a prudent funding provision towards future liabilities, maintenance requirements and associated costs relating to the seafont. <i>Note: There is a recommendation below to transfer the EMR 375 balance to EMR 357, which would see this EMR balance increase to £16,466.86</i>	£12,440.00
370	Training	Surplus budget for future liability	Shared	£3,000.00	£1,874.00	It is proposed that the underspend of £1,874 within the Golf Course Training budget be transferred into this existing EMR to support future staff training and development requirements across all committees.	£4,874.00
375	Bonningstedt Wall	As agreed by Full Council, £50,000 was approved to be spent from General Reserves in 2024 - 2025. The works moved to 2025 - 2026 resulting in the amount being earmarked	GOSCA	£4,026.86	-£4,026.86	It is proposed that following the completion of works, the remaining balance be transferred into EMR357-Seafont Maintenance to support future maintenance and repair requirements across the seafont assets and infrastructure.	£0.00
376	Grass Verge Contingency	Contingency for grass verge costs	GOSCA	£6,319.00	£10,810.00	It is proposed that the East Sussex County Council (ESCC) grass cutting contribution be transferred into this EMR. Whilst the associated underspend within the grass verge cutting budget was transferred to the EMR at year end, the corresponding ESCC contribution was not included within the original EMR movement. The proposed transfer would therefore ensure the external funding received is appropriately retained to support future grass verge cutting expenditure and associated commitments.	£17,129.00

TOTAL PROPOSED TRANSFERS £37,775.00



Seaford Town Council

Report Number:	08/26
Agenda Item Number:	8
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Seaford Lifeguards Request for a Seafront Base – Additional Information
Strategy Programme Ref:	N/A
Purpose of Report:	To provide further information on the Seaford Lifeguards proposal for containers to be placed in the Esplanade Car Park and seek the Committee's steer on next steps
Supporting Documents:	N/A
Contact Officer:	Peter Cousin, Head of Place

Recommendations from Full Council

1. At its meeting on 29 January 2026, Full Council referred this matter to this Committee with the former Chair of this Committee requesting a number of questions be answered by Seaford Lifeguards.

Guidance on Agenda Item Format

1. The Committee is advised to discuss and debate the additional information provided herein by Seaford Lifeguards.
2. The Committee is then advised to move to a vote on whether:
 - a) in light of this additional information, this matter should be referred back to Full Council in its original state, OR
 - b) more information or different proposals are required.
3. If more information or different proposals are required, the Committee is requested to identify and agree the route that process will take with regards to this Committee and/or Full Council.

Officer Recommendations
<ol style="list-style-type: none"> 1. To note the contents of the report. 2. To approve/reject for the original proposals, alongside this new information, to be presented to Full Council. 3. <i>(If motion 2 is rejected)</i> To approve the next steps, information and proposals the Committee requires from Seaford Lifeguards and/or officers, as discussed in the meeting, before this matter is brought back to this Committee/Full Council.

1. Introduction

- 1.1 At its meeting on 29 January 2026, Full Council considered Report 116/25 presenting a proposal from Seaford Lifeguards to place two containers, to form a new Lifeguard Station, within the Esplanade Car Park on the seafront. The report can be viewed on the [Town Council's website](#) (page 55 onwards).
- 1.2 At that meeting, Full Council struggled to agree on a consensus, but ultimately passed a motion to reject that Seaford Lifeguards be leased an area within Esplanade Car Park, but invited the discussion to be referred to the Golf, Open Spaces & Climate Action Committee for further debate. The minutes of that meeting are also available to [view online](#) (page 10 onwards).

2. Information

- 2.1 Officers have had further meetings and discussions with Seaford Lifeguards subsequent to the Full Council meeting. The Lifeguards have confirmed that they wish to pursue the proposal for a base within the Esplanade Car Park and that, in addition to this, they will be able to provide some lifeguard cover during summer 2026.
- 2.2 Officers reviewed the queries and concerns raised at Full Council and posed a number of questions to the Lifeguards that were raised by the former Chair of this Committee. These questions and answers are now presented below as the additional information requested by Full Council to support the Lifeguards' original proposal that they still wish to pursue.
- 2.3 **Question 1:** There were some very positive descriptions by Carol Trimbee in the public participation (on 29 January) which touched on volunteering, encouraging young people, collaboration with Seaford Head School, fundraising, a new website and a new water safety leaflet. An outline of these new initiatives would be welcome.

Answer 1: *‘Collaboration has been established with the Mercread Centre working in partnership with Seaford Head School to enrol youngsters from the age of 14+ to volunteer as Beach Support team members and at the age of 16 become Beach Lifeguards. The existing domain name expires in June this year and will be re-established as a new website, with a new email address for management team and trustees. The website will contain safety information. Fundraising will continue with grant applications for this year. We have £5,000 and £1,000 pledged from Seaford Chamber of Commerce and Seaford Rotary Club respectively. A trifold safety leaflet has been produced, aimed at primary school children, Tansleys Printers have donated a print run of 500 which will be distributed to primary schools in Seaford and the Tourist Information Centre, together with A3 size posters giving beach safety information.’*

- 2.4 Question 2:** Are Seaford Lifeguards affiliated to any national body e.g. the RNLI, or do they intend to work towards accreditation? Do they receive any funding outside of their own fundraising and local links e.g. Chamber of Commerce?

Answer 2: *‘Seaford Lifeguards is affiliated with the governing body for Beach Lifeguards, Surf Lifesaving GB. We also have strong links with the local Rotary Clubs and Seaford Chamber of Commerce. Seaford Lifeguards also works in collaboration with HM Coastguard, National Coast Watch and the RNLI. Funds are raised by public donations, grant applications, charitable donations, internal fund-raising projects and finally a contribution from Lewes District Council for the maintenance of the beach safety equipment and ensuring compliance with the local seaside bylaws.’*

- 2.5 Question 3:** Can you provide statistics on how often the Lifeguards patrol the beach and over which areas, say for the last 3 years?

Answer: *‘Patrols are made from 10:00 to 18:00, Saturday, Sunday and Bank Holidays from 1 May to 30 September. The patrolled area extends from the East Arm, Newhaven to Coastguard Cottages at Cuckmere Haven. The Lifeguard patrol zone will depend on the number of lifeguards available but will extend from Splash Point to Bönningstedt Parade (Edinburgh Road). Patrols on the beach have been very restricted over the past 3 years due the difficulty in maintaining sufficient members following the Covid pandemic.’*

However, the patrol season start 1 May and will end 30 September. Saturday, Sunday and Bank Holidays. Patrols will be from 10:00 to 18:00 and in some cases if the beach population is over 10:00 at 18:00 hrs, lifeguards will remain at post. Lifeguards are also patrolling the beach at least one day at weekends from October to May, inspecting beach safety equipment, looking for hazards or unusual activity on the beach, and signs of collapse at Seaford Head. Our patrol route takes us over Seaford Head down to Hope Gap and Cuckmere Haven.'

- 2.6 Question 4:** Could the Lifeguards extract information on advice given, assists and rescues to show the Town Council frequency of assists along the bay, and where any danger hotspots occur?

Answer: 'Records have not been kept for the past 3 years due to lack of activity caused by the lack of volunteers. The beach is deceptive in having a stepped profile whereas a person being unaware could inadvertently step in to very deep water. We have a strong tidal run which will take swimmers away parallel to the beach. Most of our activity is in providing safety advice and encouraging preventative actions. The Beach support are always busy with First Aid, Burns and cuts associated with picnics and barbecues. Advising on exposure to UV sunlight, in particular to the very young and elderly. Lost individuals, advice to visitors. We have in the past dealt with Fires, anti social behaviours, Ordinance washed up on the beach, Fly tipping, Oil and chemicals washed up on the beach. We have assisted with the recovery of floundering watercraft. The most busy areas are at Martello Tower and opposite the Salts Recreation Ground.'

- 2.7 Question 4:** What are your aspirations for lifeguard cover for future seasons - both in time and areas?

Answer: 'Seaford Lifeguards was before the Covid pandemic one of the biggest volunteer lifeguard teams in the UK, respected by the Governing Body and offering training to recognised standards to professional lifeguards that have worked full time at both Brighton and Eastbourne. Our objectives are to return the service to its original state, by recruitment, retention and maintenance of facilities. There will be no change to our existing patrol zones or times on duty. This may take 2/3 years to accomplish.'

2.8 Question 5: **a)** Are there options for the siting of containers at different locations along Seaford Bay? Thinking about an appraisal of efficacy of location for visibility, patrols, communications e.g. webcams/radios/mast, deployment of equipment, pre-application planning advice from relevant authority(ies), and cost. **b)** How would Seaford Lifeguards propose to fund the connection of services/utilities to the container(s)? **c)** What permissions would be required, and what is the practical feasibility of such works at candidate sites?

Answer: *‘Two sites have been identified as being most suitable for a replacement Lifeguard post at the east end of the beach. First, was a 3 car parking bay adjacent to a row of beach huts. Electricity was available from and adjacent lamp post. Supply of potable water needs to be investigated. Second was to the west of Martello Tower on a piece of gravel formally occupied by the composting toilets and now being used by overnight camper vans. Supply of Electricity and potable water needs to be investigated. The new proposed Lifeguard post will need electricity for water heating, lighting, charging of radio equipment and running water as this will also be a first aid post. Management of waste grey water, by drainage or soakaway. The provision of a mast with an aerial. Provision of services either fully installed or independent e.g. solar panels for electricity and water containers will also be considered. Costs will be met by Seaford Lifeguards contingency funds, public donations, both money and materials and finally by major Grant application to Seaford Town Council, and Lewes District Council. Planning application will be required and support for the project has been given verbally by individuals at Lewes District Council. The use of CCTV has been investigated together with the use of drones both aerial and waterborne to assist with the provision of our service to the town. The lifeguard post will house lifesaving equipment, potentially a rescue boat and outboard engine, defibrillator and first aid equipment.’*

3. The Way Forwards

3.1 During the Full Council meeting on 29 January 2026 a number of amendments to the original proposals were put forwards, however all of them failed to pass. The only amendment which was supported was for this matter

to be referred to this Committee with the above questions to be asked of the Seaford Lifeguards.

- 3.2** Now these questions have been asked and answered, councillors will need to determine how best to proceed. One option is to add these questions and answers to the original proposals and re-present this to Full Council.
- 3.3** Alternatively, councillors may feel that they need more information, or that they would like to see the proposals changed substantively before this matter is re-considered. In addition, councillors will need to determine if new information or proposals should come back to this Committee initially or be referred straight to Full Council.

4. Financial Appraisal

- 4.1** There are no direct financial implications as a result of this report.



Seaford Town Council

Report Number:	14/26
Agenda Item Number:	9
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	Crouch Bowling Green – Arrangements for Public Use
Strategy Programme Ref:	N/A
Purpose of Report:	To seek approval of the arrangements with the Crouch Bowling Club to facilitate public access to the Crouch Bowling Green
Supporting Documents:	N/A
Contact Officer:	Peter Cousin, Head of Place

Officer Recommendations

1. To note the contents of the report.
2. To approve the outlined procedure for public access to the Crouch Bowling Green.

1. Introduction

- 1.1 At its meeting on 29 January 2026, Full Council approved the revised Crouch Bowling Club hire fees for the Crouch Bowling Green, due to the Club taking on their own fine turf maintenance responsibilities.
- 1.2 It was raised by councillors in the meeting that public access (to participate in bowling) should be maintained and officers were to bring back a paper to the Golf, Open Spaces & Climate Action (GOSCA) Committee to confirm the arrangements for this.

2. Information

- 2.1 Officers have met with the Club to gain further information on the historic public use and discuss the system for public access going forwards.

- 2.2** The Club were able to confirm that there has not been an enquiry for public to access the green for over five years.
- 2.3** If members of the public do want to make use of the green, for the purposes of a bowling green only, then officers propose they have two options available to them:
- (a)** The Club provides three free sessions to the public, which includes free use of equipment and coaching, usually followed by consideration as to whether to become Club members, or
 - (b)** Members of public can hire the green through the Club for a fee of £22 for half a day
- 2.4** Due to the very rare occurrences of public hire and the requirement for the Club to be open to provide access to necessary equipment and access to the bowling clubhouse, it is deemed most effective for the Club to manage public enquiries going forward and for any income (though rare) to be collected by the Club and used towards the fine turf maintenance.
- 2.5** There is no suggestion here that the bowling green is being 'disposed of' to the Bowling Club. This proposal is simply a pragmatic and cost effective way of trying to deal with a complicated situation.
- 2.6** Officers will periodically review the public use of the green and, if there is a significant increase in public enquiries for green hire, will review these arrangements with the Club.

3. Financial Appraisal

- 3.1** The financial implications of this report are negligible. Whilst the Town Council is effectively passing any hire income to Crouch Bowling Club, there has been no hire income for five years. The Club is also incurring all costs relating to maintaining the fine turf bowling green, as well as the administrative time and cost of managing and facilitating the bookings.



Seaford Town Council

Report Number:	11/26
Agenda Item Number:	10
Meeting:	Golf, Open Spaces & Climate Action
Date:	4 June 2026
Title:	South Hill Farm - Farm Objective Plan
Strategy Programme Ref:	N/A
Purpose of Report:	To present the Farm Objective Plan for South Hill Farm for the Committee's information
Supporting Documents:	Appendix A – Farm Objective Plan, South Hill Farm
Contact Officer:	Peter Cousin, Head of Place

Officer Recommendations

1. To note the contents of the report.

1. Introduction

- 1.1 On 26 June 2025, Full Council agreed to the granting of a Farm Business Tenancy and also agreed to note that Council officers will agree the finalised Farm Objective Plan with the tenant and BTF Partnership (the Town Council's land agent), with this being presented to a future meeting of the Golf, Open Spaces and Climate Action Committee for noting and commenting on.

2. Information

- 2.1 Attached at **Appendix A** is the Farm Objective Plan provided by the tenant farmer of South Hill Farm.
- 2.2 Should councillors wish to refresh themselves, the Full Council report from June 2025 can be found on the [Town Council's website](#) (page 98 onwards)
- 2.3 The Farm Objective Plan is a working document that helps ensure that the daily work onsite aligns with the overall vision. The tenant farmer will continue

to review the Farm Objective Plan throughout the duration of the tenancy agreement and liaise with officers accordingly.

- 2.4 Following the recent declaration of the new Seven Sisters National Nature Reserve (SSNNR), the partners of the SSNNR will now develop their vision for the whole area which may have a future impact on the South Hill Farm Objective Plan.
- 2.5 Officers are thankful to the tenant farmer for their work supporting the creation of the Farm Objective Plan and their vision and commitment onsite.
- 2.6 Officers will continue to work with the farmer and support where possible in achieving the Farm Objective Plan.
- 2.7 The Committee is asked to review the plan and make any comments that officers can take away and discuss with the tenant farmer.

3. Financial Appraisal

There are no direct financial implications as a result of this report.

SOUTH HILL FARM

FARM OBJECTIVES

Farm Overview

Farm Name: South Hill Farm

Location: Seaford, East Sussex

Tenant: Rhiannon Masters

Date: May 2026

The tenancy of South Hill Farm, owned by Seaford Town Council runs conjointly with a farm business tenancy of Chyngton Farm, owned by the National Trust. In total the two farm tenancies cover about 500 acres of land; 274 acres of bare land is rented from STC whilst the farmhouse, farm buildings and remaining land is rented from the NT. The two areas of land are farmed and managed as a single holding. This joint holding is just about viable as a business but the economic security is dependent upon market prices, input costs and future potential grant support.

The farm is a traditional grassland livestock farm, producing high quality lamb and beef. The land is managed through non-intensive rotational grazing of sheep and cattle along with a small amount of grass cropping to produce winter feed. There is one small 10 acre parcel classed as arable land that is solely used for growing a crop of winter bird seed under an Environmental Stewardship scheme.

More recently a small glamping site has been established (on National Trust land) as a diversification enterprise to build future resilience against business risk from traditional farming, and to provide a sustainable tourist accommodation in this corner of the National Park.

Stocking

Sheep flock of 700 breeding ewes producing finished lambs and replacement stock. Ewes are spring lambled indoors February – April.

Flock moved off the holding over winter to grass keep on dairy farms allowing the pasture at Chyngton and South Hill to rest and recover.

Suckler herd of 25 spring calving native Sussex cross bred cows producing beef animals and replacement breeding heifers.

Cattle housed in farm barns over winter to avoid poaching the pasture.

High welfare is a focus on the farm.

Farm tenant belongs to the Red Tractor Farm Assurance Scheme.

Tenant works closely with farm vets with both a flock and herd management plan in place to ensure a carefully managed vaccination and parasite control programme.

Environmental Stewardship

Committed to a Countryside Stewardship Scheme. Options GS2 (permanent grassland with very low inputs), GS17 (lenient grazing supplement) and AB9 (winter bird food) over South Hill Farm.

Capital grant funding previously secured for replacement fencing on parts of the holding.

AB9 Winter bird seed crop provides an important food resource for farmland birds and is a bespoke mix to include summer flowering plants that benefit insects including bees and butterflies.

Labour

The Farm Tenant works full time on the farm.

Local contract labour is employed throughout the year to assist with livestock and general farm work.

VISION & OBJECTIVES

Economic

Livestock farming (sheep and cattle) will continue to be a priority longer term and remains the main agricultural activity, producing food, habitat management and employment.

View to expand existing tourism accommodation business; we presently have two camping pods but have planning permission for four.

Consider other tourism/educational diversification.

Environmental Objectives

Committed to working in partnership with Farm Landlords and other stake holders to enhance the environmental aspects of the farm and promote bio-diversity, habitat creation and management, to support some of the rarer chalk downland species including the Potter Flower Bee, Chalkhill Blue Butterfly that are very specific to Seaford Head.

This will be achieved with the help of stewardship options through the Countryside Stewardship Higher Tier, Sustainable Farming Incentive (SFI) and other Government or Local Authority

schemes that may become available including the SDNP Farming in Protected Landscapes (FIPL) Programme.

We would like to ensure that the core of the farm continues to be productive and support the livestock enterprises whilst focusing on the marginal areas of poorer quality permanent grassland. Here we can look to provide more diverse flora for insects, bees and butterflies, specifically in the corridor adjoining the Cuckmere brook land, SSSI and Nature Reserve. This may involve a reduction in stocking rates across the farm and therefore funding for activities to enhance nature recovery will be key.

A small area of the Seaford Town Council tenanted land is directly affected by the National Trust's Chyngton Brooks Project. The Farm tenant is working closely with the National Trust on proposals for habitat creation associated with the Chyngton Brooks Project to include new ponds for Great Crested Newts, hedgerow/tree/scrub/planting and gapping up as well as establishing bespoke environmental stewardship schemes for wild flower meadows targeting local species.

Land management practices will protect the aquifer and surrounding aquatic habitats as per the Seven Sisters NNR Vision.

Aim to create nature rich habitats and play a part in connecting habitats across the Cuckmere valley.

Sustainable farming system, where livestock are also used to benefit the restoration and creation of nature rich habitats.

Continue to assist STC/SWT to manage the adjoining Seaford Head Nature Reserve in providing electric fencing and cattle for conservation grazing.

Social Objectives

It is hoped that given the proximity to the town (and schools) alongside the high tourist visitor numbers to the area, there may be scope for educational activities on the farm to promote British farming and the important landscape/habitat of the South Downs that it helps to manage.

Farm business is signed up to the 'Loan a Lamb' scheme run by the South of England Agricultural Society. <https://www.seas.org.uk/countryside-learning/loan-a-lamb/>

We have placed sheep at schools in Seaford and Eastbourne with a great enthusiasm shown by staff and pupils coupled with a fantastic educational benefit.

Consider seasonal open days at lambing time for example and summer farm tours (subject to any necessary permissions).

Investigate opportunities to sell our meat directly to local consumer by way of meat boxes. Consider seasonal pop up restaurant (subject to any necessary permissions) to promote farm reared beef and lamb possibly in partnership with other local producers and with a 'meet the farmer' element.

Challenges

Rising input costs and volatility due to global economic instability, e.g. fuel/feed/seed etc.

Government Grant Scheme uncertainty – the Government withdrew the SFI scheme last year with no notice and the Tenant was unable to claim for herbal leys that had been seeded (on NT land).

Disease risk in livestock– e.g. TB in cattle, Bluetongue in sheep and cattle etc.

Changing climate – extreme weather, e.g. long periods without rain, very wet winters.

Conclusion

The farm business is well established with a good understanding of the landscape and challenges. The ultimate goal is to balance a viable business with sustainability, food production and environment. There are excellent opportunities to deliver environmental benefits in conjunction with traditional livestock farming, supported by Government Incentives.



Seaford Town Council

Report Number:	18/26
Agenda Item Number:	11
Meeting:	Golf, Open Spaces & Climate Action Committee (GOSCA)
Date:	4 June 2026
Title:	Heritage Coast Partnership Proposal
Strategy Programme Ref:	N/A
Purpose of Report:	To inform councillors of proposals from the Heritage Coast Partnership Group and to approve financial contribution.
Supporting Documents:	APPENDIX A – Visitor Management Plan (VMP) Tender Specification - DRAFT
Contact Officer:	Peter Cousin, Head of Place

Officer Recommendations

1. To note the contents of the report.
2. To approve the use of earmarked reserves to contribute up to £10,000 towards the engagement of a consultant to develop a Visitor Management Plan for the Sussex Heritage Coast.

1. Introduction

- 1.1 The Sussex Heritage Coast stretches 13km between Seaford and Eastbourne in East Sussex. It is known both domestically and internationally for the iconic chalk cliffs of Seaford Head and the Seven Sisters.
- 1.2 Seaford Town Council is the landowner of Seaford Head, which is home to one of the most iconic views of the Seven Sisters.
- 1.3 Tourism to the area has grown exponentially over recent years, putting ever greater demand on local infrastructure, whilst only delivering limited economic benefit to the town. The Heritage Coast contains multiple “Honeypot” sites,

including South Hill Barn (Seaford Head), Seven Sisters Country Park, Birling Gap, Belle Tout and Beachy Head.

2. Information

- 2.1 A group of partners, including Seaford Town Council have recently come together in an attempt to develop a long term strategic Visitor Management Plan for the whole area; the other partners include: South Downs National Park Authority (SDNPA), National Trust, Forestry England, Lewes District Council, Eastbourne Borough Council, Wealden District Council, Natural England, East Sussex County Council Highways and several private landowners and interested parties.
- 2.2 Although the above organisations regularly work together on specific issues, it has been noted that there is a lack of a long-term strategic plan. Fully addressing the core challenges of mass tourism in the area cannot be achieved by individual organisations, hence the need for a joint strategy that all partners work towards.
- 2.3 As one of the main entry points to the Heritage Coast, Seaford is heavily affected by the level of tourists visiting, and it is therefore important for Seaford Town Council to be part of any long-term strategic plan and any projects that flow from it.
- 2.4 Following two meetings it was deemed that the best next step was to engage a specialist contractor to develop a comprehensive Visitor Management Plan.
- 2.5 South Downs National Park Authority have offered to lead the project with the suggestion that an independent chair be appointed to oversee the work.
- 2.6 The **Draft** tender specification is attached in **Appendix A**. This is a working document, and all partners will input into the final version. The tender specification gives further details on the scope of the project.
- 2.7 Each key stakeholder has been requested to commit up to £10,000 to the project in order to engage a qualified consultant to develop the plan, the final amount will be determined once the tender process has been completed.

3. Financial Appraisal

- 3.1 The proposal is to commit up to £10,000 to be paid to the project lead (SDNPA). It is proposed to use earmarked reserves for Seaford Head/ South Hill Barn, as this is the site that is most directly affected by the growing visitor numbers and lack of wider scale strategy.

REPORT 18/26 APPENDIX A**Visitor Management Plan (VMP) Tender Specification – DRAFT****Introduction**

The Sussex Heritage Coast stretches 13km between Seaford and Eastbourne, East Sussex and includes the iconic Seven Sisters chalk cliffs. Much of the area is now part of a new ‘water based’ National Nature Reserve, at the eastern end of the South Downs National Park.

The area is owned by a range of public, private and charity sector landowners each with a range of operating principles, objectives and challenges. There is no formal strategic overview of the whole area currently.

There is evidence of formal partnership working on matters of public safety and nature conservation, but other operational relationships are based on informal practices that on occasion highlight a lack of long-term strategic thinking and vision for the area. Previous attempts have been made before but against less significant pressures from increasing numbers of visitors from across the globe, safety issues and the importance of nature recovery and management.

As an iconic location with several visitor honeypots, the area is a popular destination for a wide range of international and domestic audiences, with numbers increasing significantly since 2020, for several reasons. The area is not actively marketed as a destination - aside from web and socials presence - by main landowners. The iconic image of the seven sisters cliffs and the area generally, are, however, regularly used by international and domestic tourism organisations, media, filming and content creators and local businesses. This continually raises the profile of the area in an uncoordinated way, thereby reducing the positive opportunities for managing this growth and spreading the benefits.

The increase in visitor numbers and changing audiences, along this fragile chalk coastline creates several challenges that impact upon local communities, businesses and the landscape. With an agreed strategic vision there is the potential to embrace opportunities and change for long term economic prosperity

The aim of this project at this stage, is to create a strategic vision for the Sussex Heritage Coast that will support:

- **Better visitor management and dispersal, including optimisation of Sustainable Access**
- **Enhanced economic benefits across the locality and wider region**
- **Transforming / recovering the natural landscape**
- **Increased visitor appreciation and understanding of the natural environment including safety aspects.**

This project can be managed by the South Downs National Park Authority (also one of the landowners) on behalf of the following stakeholder organisations: National Trust, Seaford Town

Council, Eastbourne & Lewes Councils, East Sussex County Council, Forestry England, Natural England, Wealden District Council, several private landowners and interested parties.

SDNPA are happy to oversee the coordination of this project, with the suggestion of an agreed appointment of an independent chair to oversee the work.

Background

As highlighted above, the Sussex Heritage Coast stretches along a fragile chalk coastline between Seaford and Eastbourne and inland towards the A27. The area includes protected chalk grassland and other landscapes vital to water and flood management, the busy A259 coastal road, thriving rural communities served by narrow country lanes, and many honeypot destinations.

The area is well served by public transport with hourly Coaster buses along the A259 connecting with Brighton, Seaford and Eastbourne mainline train services and less frequent / seasonal services connecting communities / attractions to the north and south of the main road.

The area is also connected via major walking routes including the South Downs Way, English Coastal path, Wealdway and Vanguard Way and national cycle network route no2 which connect with 'honeypot' locations. These being Seaford Head, Seven Sisters Country Park, Friston Forest, Birling Gap, Belle Tout and Beachy Head. Each location provides differing levels of visitor facilities such as parking, toilets, food and beverage.

Other focal points in the area include the villages of East Dean, Friston, Jevington and Litlington, Alfriston, The Long Man of Wilmington, The Tiger Inn, Banoffee pie and on to Eastbourne which attracts some 4.9m visitors a year. A key focus of this project will be to look at how we attract and then disperse visitors across the area in a managed and sustainable way.

During peak season, visitor numbers are concentrated around the honey pot sites impacting upon visitor experience and creating traffic congestion, as well as causing some degradation to the natural landscape. Many of those visitors are day visits or 'walking through' often as part of a wider UK / regional itinerary or walking event, hoping to see one or all the iconic images from the coastline.

Climate change and coastal erosion also play a role with chalk cliff erosion being an issue along the coast but with specific focus at Birling Gap and Belle Tout where it is anticipated that within 10 years these sites will fundamentally change due to erosion.

East Sussex County Council, Public Health also lead on suicide prevention along the coast with Beachy Head and neighbouring spots featuring in the worlds suicide hot spots.

The aim of this project of work is to create a shared partnership vision for the long term viability of the area with agreed transport, marketing, public safety and nature messaging, visitor management and dispersal that supports wider economic prosperity in the area.

Outcomes

The outcome of this work will be a stakeholder agreed 10-year Strategic Vision document for the Sussex Heritage Coast, along with a proposed delivery plan for the first five years.

This document will provide strategic vision for all aspects of visitor experience and rural community growth on subjects likely to include:

- Sustainable visitor management and dispersal
- Sustainable transport, active travel and site connectivity
- Supporting visitor economy growth in rural communities
- Identifying market challenges and opportunities for growth and technology
- Embracing cultural heritage, artisan crafts and small enterprise
- Coordinated marketing / comms to promote the area for nature and people
- Shared approach to public safety eg suicide prevention, cliff safety, beach & river safety

Tender submission

Please ensure your tender responds to each of the headings below:

Resources

Your submission should include how you intend to resource the project, phases of work and stakeholder engagement with key contacts identified within your methodology.

It is anticipated that consultants will be required to attend up to five, in person, facilitated stakeholder meetings during the project which should be costed accordingly.

Timescale

(To be finalised) The project needs to be completed and signed off by April 2027.

Methodology

Whilst the tender submissions will detail the consultant's methodology to complete this project, it is expected that there will be three work phases and milestones to be completed before moving to the next phase of work. Each phase will require stakeholder partner meetings which will be managed by the consultant, meeting admin support will be provided by SDNPA.

Phase 1: Provide a baseline S.W.O.T analysis of Sussex Heritage Coast

To gather information from all key stakeholders for the current operational status as baseline for information next stages.

- Analyse existing data and identify gaps
- Provide data baseline / analysis for the area
- Map visitor patterns, pinch points and seasonal variations
- Identify SWOT / challenges / opportunities
- Stakeholder engagement meeting
- **THE DELIVERABLE: Phase 1 findings report presented at a stakeholder meeting**

Phase 2: Explore and suggest priority themes from above for the project and identify opportunities for change, collaboration and investment.

- Identify ‘top three’ strategic themes for the area, identifying opportunities for change for visitor management and economic growth on the themes identified in the project outcomes.
- Identify strategic themes that may apply to specific landowners, communities, stakeholders to be explored away from the main project.
- Model strategic themes, identify opportunities, partnership vision and potential funding opportunities
- Attend two stakeholder engagement meetings – suggested to be midway to ‘test’ strategic themes and for final phase report
- **THE DELIVERABLE: Phase 2 briefing report presented at a stakeholder meeting**

Phase 3: Produce Strategic Visitor Document

- Produce a strategic vision document and suggested delivery plan for a 5 year period. To include executive summary, evidence base, strategic vision and objections and a costed action plan with funding proposals.
- **THE DELIVERABLE: Phase 3 final document and delivery plan presented at a stakeholder meeting**

Governance & Monitoring

This project will be procured by and administratively managed by the South Downs National Park Authority (also one of the landowners) on behalf of the following stakeholder organisations: National Trust, Seaford Town Council, Eastbourne & Lewes Councils, East Sussex County Council, Forestry England, Natural England, Wealden District Council, several private landowners and interested parties.

Each organisation will have their own governance procedure to adopt the final document.

Suggested Tender scoring:

Resourcing	20%
Methodology	50%
Pricing	25%
Social Value	5%

Questions for discussion:

1. Agree a project core boundary for the Sussex Heritage Coast and surrounding areas of impact. Question to all stakeholders – who will be involved in the procurement process and how to report back to main group
2. Should we undertake a Pre-Market Engagement Questionnaire with targeted questions to inform a future Invitation to Tender (ITT)
3. The likely cost of anything meaningful will be in the £80K - £100K mark. Is there a commitment from partners to jointly fund this work?
4. Would partners like an independent chair – thoughts on who?
5. Timelines for funding and commencing tender process.