FULL COUNCIL MEETING

Minutes of the Full Council Meeting of Newhaven Town Council
held at Meeching Hall, 2 Fort Road, Newhaven
on **Tuesday September 15th 2026** at **7.15pm**

PRESENT: Councillors: Mark Wardle (Town Mayor/Chair)
Krissy Taylor (Dep. Town Mayor/Vice Chair)
Kim Bishop
Lesley Boniface
James Harrison
Jan Woodling
Pinky McLean-Knight
Michael Young
Jo Pettitt
Julie Carr
Graham Amy
Corina Watts
Shaun Boniface
Steve Saunders
Jessa Chapman

ALSO ATTENDING: Ken Dry (Town Clerk)
Stephen Honey (Executive Officer)
Alison Campbell (RFO)

C035/26 The Chair opened the meeting and stated that the meeting was being recorded and that the recording would be made publicly available on the Newhaven Town Council website for 28 days followed by its removal and deletion.

C036/26 **APOLOGIES FOR ABSENCE.**

Cllrs Cook and Hale.

C037/26 **DECLARATIONS OF INTEREST - DISCLOSURE BY COUNCILLORS OF PERSONAL INTERESTS IN MATTERS ON THE AGENDA, AND WHETHER THE COUNCILLOR REGARDS THEIR INTEREST AS PREJUDICIAL UNDER THE TERMS OF THE CODE OF CONDUCT.**

None declared.

C038/26 **TO CONSIDER WHETHER THE MINUTES OF THE ANNUAL FULL COUNCIL MEETING OF THE TOWN COUNCIL HELD ON TUESDAY 21ST JULY 2026 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:
That these minutes be signed by the Chair as a true record of the proceedings.

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C039/26 **PETITIONS AND PUBLIC QUESTIONS.**

None received.

C040/26 **TO CONSIDER AND NOTE AN UPDATE FROM OFFICERS OF SUSSEX POLICE.**

The Town Clerk informed the meeting that Police Officers were unable to attend due to shift patterns and leave etc., though read out the following communication received from PCSO Jules Nicholson;

1. Reports have been made regarding ASB along the West Quay area, police have been informed that a bench was put there and this hasn't helped as the group are gathering there, do the Town Council know who put the bench there? (The Town Clerk informed the meeting that this land was the responsibility of Lewes District Council and that the Town Council had not placed a bench at this location).

2. Police are receiving complaints regarding off road bikes, patrols are made and over the summer, bikes have been seized.

3. Community Speed Watch – there is still not an active one in Newhaven, if anyone is interested then please let me know.

4. As Christmas will be upon us soon, please be mindful of scams, if you know of any group that would benefit from a visit by police, then please get in touch.

5. 'Meet Me' – I will be at the Hillcrest Centre on the 22nd September between 10am-11am, if you would like to discuss anything.

6. Saxon House Open Day will be held by the Fire Service on the 25th October between10am – 3pm, there should be a member of the Neighbourhood Police Team at this event.

C041/26 **TO NOTE THE ACTS AND PROCEEDINGS OF THE FOLLOWING COMMITTEE MEETINGS:**

Planning & Development	30th June 2026 25th August 2026
Environment & Amenities Committee	28th July 2026
Regeneration & Strategic Development Committee	25th August 2026

Noted.

C042/26 **TO CONSIDER AND NOTE THE MOST RECENT UPDATE FROM THE OFFICE OF THE HON., JAMES MACCLEARY MP.**

The Town Clerk referred Councillors to their meeting packs and indicated that no further updates had been received to that already provided.

C043/26 **TO RECEIVE REPORTS FROM DISTRICT AND COUNTY COUNCILLORS.**

Cllr Harrison informed the meeting that he was helping residents regarding construction work that is causing issues at Newhaven Heights. Local Government Reorganisation "on ice", however Cllr Harrison understands that local elections will still go ahead in May 2027

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Cllr Amy informed the meeting that no major planning applications had been considered recently and the Planning Committee was receiving additional planning training.

Cllr Pettitt informed the meeting that LDC have written to the Government regarding Brighton's "annexation" of Peacehaven, East Saltdean etc., questioning the lawfulness of the decision. Earliest Shadow elections for the new unitary authority would be May 2028 with full elections possibly May 2029

Cllr L Boniface informed the meeting that there had been a lot of mixed information regarding the removal of bus shelters in the district but that she had managed to persuade LDC to put out a press release detailing the work being done. The Bus Shelters contract with Bauer Media ended and a new one with Trueform initiated but Trueform couldn't get insurance on the Bauer shelters, nor could they repair them and so Bauer were tasked with the removal of the shelters. Meanwhile Trueform have said there would be a delay in manufacturing new shelters. Cllr Boniface has been advised that new installations will start in October and completed by February 2027, and has made LDC aware of her feelings about the poor management of the contract and replacement of the shelters

The Bus Service Improvement Plan work at Denton corner has started but Cllr Boniface is still not entirely clear what is happening. The removal of the pedestrian crossing from the bus interchange across the A259 has been removed with a very long pedestrian diversion which is causing complaints and Cllr Boniface has been advised that it is unlikely to be re-instated (or a temporary crossing installed). Cllr Boniface is also working with the Tree Wardens and BSIP project leader regarding compensation for the several trees and Bulbs that were removed whilst the work was being carried out

That she has been in discussion with ES Highways and Southern Water regarding the flooding that regularly occurs under the Newhaven Flyover but is still unable to get the issue sorted despite previously asking for drainage to be checked and cleared and for highways to work with Southern Water to avoid this happening. The matter is due largely to where the respective responsibilities for clearance and maintenance exist for both ES Highways and Southern Water.

Clr Boniface also indicated that she had been working with LDC to resolve the issues on West Beach regarding the fishing and camping that has been a problem over the past couple of months. People have been using illegal methods of fishing and the West Beach area is becoming a "no-go area" for local residents due to some of the intimidating behaviour from those camping in the area.

Cllr Carr informed the meeting, that due to the hot weather over the summer and the move to two weekly collections, she has requested that the Director of Waste Services at LDC arrange for a company to clean refuse bins once they have been emptied by their staff.

Cllr. Carr has been speaking with LDC Officers about the possible refurbishment of Drove Park as it has become very overgrown.

Cllr Carr informed the meeting that she had attended the opening of the new Health Hub in Newhaven and was very impressed especially with the holistic approach to health by encompassing Wave Leisure.

She also informed those present, that she had attended a briefing regarding the proposed development at North Barnes Farm (owned by Eton college). This is a controversial proposal, but Cllr Carr believes that the developers see it as "cut and dry" which she feels is concerning. Cllr Amy stated that he had looked at the site and felt

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that the biggest issue was the road infrastructure which would need huge improvements at a very high cost.

C044/26 **REPRESENTATIVES ON OUTSIDE BODIES – TO RECEIVE UPDATES FROM MEMBERS WHO HAVE ATTENDED MEETINGS OF OUTSIDE BODIES AS REPRESENTATIVES OF THE TOWN COUNCIL SINCE THE LAST REGULAR MEETING OF THE COUNCIL ON 21ST JULY 2026.**

Cllr L Boniface informed the meeting that she has recently joined the Re-Imagining Newhaven Board after Cllr Amy's resignation (following a personal health issue and that he was very unhappy with the number of extensions on various projects and the very poor project planning in connection with the Health Hub, the High Street and Fort Road). Cllr Boniface also stated that she has been trying to find out a start date for the building work at the West Beach promenade without any success to date. A new barrier will be installed shortly to stop high-sided vehicles entering the site.

Cllr Saunders informed the meeting, that the Head of Finance for the CTLA will be leaving in January, but this will be covered internally.

He then informed the meeting that the 3rd Newhaven Scouts feel they have been let down by LDC regarding provision promised to them as part of the Fort Road Recreation Ground Project and feel that they have been left with less than they started with. He indicated that he was in discussions with Cllr L Boniface (as a District Councillor) to see how LDC can help resolve the issues.

C045/26 **MAYORAL ACTIVITIES – UPDATE BY THE MAYOR AND DEPUTY MAYOR.**

The Mayor (Cllr. Wardle) thanked Cllrs. Saunders and Mclean-Knight for their invite to his attendance at the AGM of the 3rd Newhaven Scouts and hoped they would make the progress they wished.

He then thanked the meeting for their support in his attendance at the Dieppe Raid Commemoration in France after which he regaled the meeting of his successful participation in the Richmond Marathon which he did in under 5 hours and thanked them (and others) for their sponsorship totaling £1400 thus far with a further £500 to come from his employer.

He then reminded the meeting of his next Quiz night on October 17th (Hillcrest Centre) and to make up teams to attend wherever possible. Any prize and raffle donations would be gratefully received.

The Deputy Mayor (Cllr. Taylor) informed the meeting that she was scheduled to attend the Kent Air Ambulance together with her employer on September 22nd and on the 20th September a Charity Football Match in aid of the Kent Air Ambulance also with some great raffle prizes.

C046/26 **TO CONSIDER AND RATIFY RECOMMENDATIONS MADE BY THE ENVIRONMENT & AMENITIES COMMITTEE REGARDING THE COUNCILS ALLOTMENTS.**

The Town Clerk summarised his report. Cllr L. Boniface indicated that the matters raised by two allotment holders had necessitated a significant level of research and thanked the Town Clerk for his original report.

The recommendations of te Environment & Amenities Committee were then considered and voted upon individually as follows;

Cllr. L. Boniface,

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PROPOSED That the Council formally designates Eastside Allotments and Newhaven Cemetery Allotments as having 'Statutory' and 'Temporary' status respectively.

This was **SECONDED** by Cllr. Saunders, and following a unanimous vote of those present, it was,

RESOLVED That the Council formally designates Eastside Allotments and Newhaven Cemetery Allotments as having 'Statutory' and 'Temporary' status respectively.

Cllr. Amy,

PROPOSED, That the Council adopts the proposed Allotments Policy, with any resultant amendments to its Allotment Tenancy Agreement to reflect the same.

This was **SECONDED** by Cllr. Woodling, and following a unanimous vote of those present, it was,

RESOLVED, That the Council adopts the proposed Allotments Policy, with any resultant amendments to its Allotment Tenancy Agreement to reflect the same.

C047/26 **FINANCIAL REPORTS;**

a) Bank Reconciliations for 1st July to 31st August 2026
b) Lists of Payments made for 1st July to 31st August 2026
c) List of NTC Credit Card transactions for 1st July to 31st August 2026
d) Income and expenditure by committee headings up to 31st August 2026.

The reports were noted and adopted.

There being no further business, the Meeting closed at 7:55pm.

Date: …… ……

Town Mayor

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N E W H A V E N T O W N C O U N C I L

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
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EAST SUSSEX
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To: Full Council **Agenda Item 6.**

Date: 10th November 2026

Report contact: Town Clerk

Subject: **Meeching Hall – Bids to Purchase.**

1. The purpose of this report is to seek the council's consideration of those bids received in respect of the sale of Meeching Hall, Fort Road, Newhaven BN9 9QQ and a decision as to a preferred bidder for progress to a Sales Contract negotiation and sale where agreed.

Background.

2. In July 2023, Meeching Hall was nominated by a community group (Friends of Meeching Hall (FoMH)) to be listed as an Asset of Community Value, and on August 24th 2023 it was formally listed as such by Lewes District Council (LDC) for a period of 5 years by way of The Localism Act 2011.

3. By virtue of this listing, the primary implications for the Town Council (as freehold owner) were those of notification and moratorium in that it was required to;

   i) Notify the local authority (LDC) of its intention to dispose of the asset, immediately following which there is then an interim moratorium period of six weeks when a community interest group, as defined in the regulations, can request to be treated as a potential bidder, and should a community interest group do this, and that

   ii) The Town Council must observe a full moratorium period of six months from its notification of sale, during which the Town Council cannot dispose of the Asset to other than a community interest group, so as to ensure that community interest groups are aware of the intended disposal and have time to prepare a bid.

4. In 2024, Meeching Hall was identified as a Council Asset to be earmarked for potential sale in the development and ratification of its Building Assets Strategy, and at its meeting on November 13th 2024 the Council resolved (inter alia) for the *Sale/disposal of Meeching Hall to LDC on the basis of a continued theatre provision by them on the same site and provision of social housing for disability needs…*(Min.Ref C077/24 refers).

5. As part of progressing this potential solution, an independent Market Valuation of Meeching Hall was secured in July 2025 via a local firm of Chartered Surveyors, who indicated a Market Value of in excess of £250,000. However, for reasons known only to LDC, this potential option and aspiration floundered with only the fundamental aspect of the previous resolution (sale/disposal of the Hall) remaining. On that basis, the latter aspect was then reported to an Additional Full Council meeting on February 12th 2026 with the resultant majority resolution;

1. The Town Clerk seeks the comments and observations from Commercial Agents regarding potential caveats surrounding the mode of sale for council consideration via email, and resultant of this,

2. Meeching Hall be immediately placed on the open market for freehold sale, with officers providing updates to the Council on all salient developments as this is progressed. (Min.Ref. C105/26 refers)

6. Following the appointment of Lawsons Commercial of Uckfield, they were instructed by the council to advertise the Hall requiring offers in excess of £220K. LDC were then informed of the sale going 'live' on March 30th 2026 and this was further communicated via the council website and its Social Media streams. This meant that the Moratorium on the sale would expire on September 30th 2026 (as per para 3 above).

Background Legislation.

7. Whilst the Hall is listed as an Asset of Community Value (ACV) under The Localism Act 2011, the six-month moratorium has now expired, with the Town Council having now entered an 18-month 'protected period' where it is at liberty to sell to any commercial bidder, developer or community group on the open market without further statutory delay.

8. When a Town or Parish council disposes of a land asset, it is strictly bound by s127 Local Government Act 1972 which mandates that it must achieve the *'best consideration reasonably obtainable'* unless explicit ministerial consent is granted.

9. The aforementioned mandate is however 'tempered' by The General Disposal Consent (England) 2003', which allows the Town council to sell the Hall for less than its 'market value' (known as an 'undervalue') without permission from the Secretary of State under the following criteria;

    - The difference between the open-market value of the building and the lower bid/price accepted (the 'undervalue') must not exceed £2M.

    - The council must reasonably believe that the disposal will promote or improve the economic, social or environmental well being its area or residents.

10. Whilst balancing the latter imperatives, the council also has a Public Sector Equality Duty (PSED) under s149 The Equality Act 2010 in considering the sale, and how the buyer is likely to operate and use the Hall going forward. In addition to this, any sale contract must feature robust overage clauses to prevent any form of speculative 'developer behaviour'.

11. In conducting its PSED, the Council must consciously consider wherever possible, the need to;

    - Eliminate unlawful discrimination, harassment, victimisation, and any other conduct prohibited by the Equality Act 2010.

    - Advance equality of opportunity between people who share a protected characteristic and those who do not.

    - Foster good relations between people who share a protected characteristic and those who do not.

12. With the above in mind, officers developed a Weighted Bid Evaluation Framework (Table 1 overleaf) which encompassed an Equality Impact Statement (EQIS) further supported by a Bid Support Statement. Each of these documents was supplied to all bidders via the Councils Commercial Agents (Lawsons) for completion and then submission by 19th October 2026.

13. The completion and submission of an EQIS was stipulated as a mandatory requirement of bidders. Importantly, this document requires a signed declaration confirming that the EQIS is an accurate reflection of the Bidders proposals and that they understand that ensuring equitable access is a core requirement of this asset sale process.

14. Where a satisfactory EQIS has not been received, it has been adjudged to have scored 'zero' for the criterion of '*Equality Act Compliance Inclusion'*.

Weighted Bid Evaluation Framework.

Core Criteria	Weighting	Evaluation Factors
Financial Consideration & Risk	70%	Total Cash offer versus RICS Market Valuation of £250K
		Financial Viability, proof of funds and reliance upon debt.
		Speed to Completion of Sale and lack of conditional clauses (e.g. planning dependencies)
		Other factors of importance identified by the councils Commercial Agent.
Community, Social & Cultural Value	15%	Retention and/or enhancement of social, recreational or cultural well being.
		Evidence of Co-design opportunities or shared-use spaces for local voluntary groups.
		Preservation of the hall's local identity and historical community footprint.
Equality Act Compliance & Inclusion	15%	Physical Accessibility: proposed upgrades aligning with modern UK Building regulations
		Protected Characteristics: Provision of diverse programming designed to actively mitigate community disadvantage.
		A submitted Equality Impact Assessment: With robust alignment with the Councils Public Sector Equality Duty

Table 1.

15. As councillors will see at Table 1, there are three weighted evaluation criteria. A breakdown of these can be found at Appendix 3 to provide further context.

- Financial Consideration & Risk (70%),
- Community, Social & Cultural Value (15%)
- Equality Act Compliance & Inclusion (15%)

16. At Appendix 1 can be seen a report from Lawson Commercial which indicates bids (subject to contract) from four separate parties, which has been redacted for the purposes of GDPR;

- Bidder 1 – The Redeemed Christian Church of God (Seaford) £250,000
- Bidder 2 – Mr. S. Richardson of Chairman & Son £220,075
- Bidder 3 – Mr. S. Leppard of SJL Carpentry & Design Specialists £240,000
- Bidder 4 – Partnership Investments Ltd £260,000

17. During the sale moratorium detailed at para 6 of this report, officers became aware of anecdotal evidence indicating that the FoMH had aligned themselves in support of Bidder 1 (The Redeemed Christian Church of God (Seaford)) (RCCG).

18. On September 10th 2026, the Town Clerk e-mailed FoMH and two key contacts within the same organisation enquiring as to whether their self-professed collaboration with RCCG was purely informal or formal, and that in either case, were the FoMH fully satisfied that they will continue to be able to use the Hall as they have historically done so, particularly as the RCCG would be the freehold landlord of the building should a sale go through? Neither a reply nor formal bid to purchase Meeching Hall has been received from the FoMH.

Analysis.

19. ***Financial Consideration & Risk.***
Evaluation and scoring for this criterion has been based upon the professional views and assessments expressed in the report from Mr. Chris Lawson of Lawson Commercials. (Appendix 3)

20. ***Community, Social & Cultural Value***.
    This has been evaluated against the information provided in the Bid Support Statement of each Bidder. (Appendix 2)

21. ***Equality Act Compliance & Inclusion,***
    This has been evaluated against the information provided in the Equality Impact Statement (EQIS) of each Bidder. have also been scored by officers based upon the information supplied by the bidder in their EQIS and Bid Support statements. (Appendix 2)

22. Importantly, whilst Bidders 2 and 3 have made a bid to purchase, they have at the time of writing this report, failed to submit a completed EQIS and Bid Support Statement which has resulted in a 'zero' score for those respective Core Criteria. (*Community, Social & Cultural Value*, and *Equality Act Compliance & Inclusion).*

23. Table 2 below shows the evaluated scores adjudged by officers, and whilst these scores provide an objective indication of the respective strengths of each Bid, the council is not obliged to enter into a Sale Contract negotiation, nor indeed sell to one of the bidders.

	Weighting%	Bidder 1	Bidder 2	Bidder 3	Bidder 4
Financial Consideration & Risk	70	62	24	45	62
Community, Social & Cultural Value	15	15	0	0	2
Equality Act Compliance & Inclusion	15	13	0	0	6
	100	**90**	**24**	**45**	**70**

Table 2.

Conclusion & Summary.

24. By virtue of the highest evaluated score, the offer of **Bidder 1** appears to be the strongest bid at hand given its financial value (£250K) and the intended usage of the building not requiring a 'change of use' planning consent. Of additional note, the Bidder has indicated that they are amenable to an 'overage' clause. The only small potential risk arises from the fact that £50K of the (£250K) bid/offer is to be settled with pledges and donations.

25. The next strongest Bid comes from **Bidder 4.** Whilst the highest value Bid (£260K) and apparently with the funds to support this, their intended future use of the building (MOT Facility and flats) presents a significant risk from a planning consent viewpoint to a timely and successful sale. No indication as to the inclusion of an 'overage' clause.

26. The offer from **Bidder 3** was the second lowest received, and at the time of this report had not confirmed/arranged finance through his Bank. Again, but to a lesser extent than Bidder 4, a 'change of use' consent would be required. Therefore, both funding and the planning consent issue would be a notable risk to a timely and successful sale. There is no objection to a suitable 'overage' clause.

27. The lowest financial Bid comes from **Bidder 2** and as such requires more due diligence in this context. A 'change of use' planning consent (to retail) would be required. Therefore, both funding and the planning consent issue would be a notable risk to a timely and successful sale, notwithstanding the very minimal return. There is no objection to a suitable 'overage' clause.

Recommendation.

That the council fully considers the information within this report and resolves as to which Bid it wishes to progress to a Sales Contract negotiation and sale where agreed.

Report
on
Meeching Hall
2 Fort Road, Newhaven
BN9 9QQ



prepared for

Newhaven Town Council
by

Chris Lawson

BA(Hons) FNAEA MNAEA(Comm)

1st October 2026

LAWSON COMMERCIAL

The Granary, Cornfords Yard
High Street, Uckfield
East Sussex TN22 1RJ
Tel: (01825) 764488
Email: info@lawsoncommercial.co.uk

Marketing

Folllowing confirmation of instructions, the property was actively marketed from the end of April until 30th September 2026. Details were prepared and circulated, a board was erected on the property advertising its availability. This was added to a wide variety of websites including Zoopla, Novaloca, Each and our own.

There were 22 specific enquiries about the building - 9 viewings and 4 offers have been received. We had a wide variety of interested parties.

One was an investor considering a complete residential conversion, another proposing a mixture of residential and community use. We suspect that the potential overage provision may have discouraged these parties from progressing further. There was also interest from a fleet operator, a wine merchant, an electrical company, a security company and a carpenter.

All interested parties were contacted during September asking them if they wanted to put forward a proposal confirming that VAT would be charged on the purchase price and that there was likely to be an overage provision within the title for future residential development.

Enclosure: Lawson Commercial Marketing Particulars

On the instructions of Newhaven Town Council

Unique Opportunity - Meeting Hall With Stage & Car Park

Freehold For Sale

MEECHING HALL, 2 FORT ROAD, NEWHAVEN BN9 9QQ



LOCATION

Meeching Hall is situated at the junction of Fort Road, South Road and Hillside being only a short distance from Newhaven town centre. OS Maps from 1874 show buildings in this area of Newhaven were known as Court House Farm. An 1899 OS map shows the original buildings with Meeching Hall named and shown as an institute. The Hall was in the ownership of a Masonic Lodge circa 1900. For many years it has been used as a community hall/meeting place and has a stage on the ground floor (*source Richard Beckett - Our Newhaven website*)

ACCOMMODATION

The premises comprise an entrance hall with access to kitchen & cloakroom facilities, leading to the main hall with a stage at one end + access to a disabled compliant cloakroom facility. Behind the stage is a room with access to cloakrooms + a door to the stage. In more detail the premises are arranged as follows:

Main hall	38'6" x 23'3" (*11.7m x 7.1m*) Wood block flooring.	**895 sq ft (*83.1 sq m*)**
Stage	24'6" x 11'9" (*7.5m x 3.6m*)	**288 sq ft (*26.7 sq m*)**



Behind the stage is:

Cloakroom

Disabled compliant.

Dressing/green room

7'6" x 17'6" (*2.3m x 5.3m*)

131 sq ft (*12.2 sq m*)

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS

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- OFFICES
- FACTORIES
- WAREHOUSES
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- RENT REVIEWS
- LEASE RENEWALS
- RATING

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

2 Fort Road, Newhaven

Entrance hall Door to car park, meter cupboard + radiators.
Access to main hall and to:

Cloakrooms Male & female facilities.

Cupboard New boiler supplying central heating & hot water.

Kitchen 14'3" x 12' (*4.3m x 3.7m*)
142 sq ft (*13.2 sq m*)
Lobby with steps to main hall, sink unit a various base units, further lobby with 2 lockable cupboards.

Stairs to:
1st Floor

Front room
18'3" x 20'3" (*5.6m x 6.2m*) + 4' x 7' (*1.2m x 2.1m*)
398 sq ft (*37.0 sq m*)
Feature windows & skylights.
Door to:





Rear room
12' x 22' (*3.7m x 6.7m*)
264 sq ft (*24.5 sq m*)
L-shaped kitchen area with base units.

Usable ground floor area 1,037 sq ft (*96.3 sq m*)
Total 1st floor area 662 sq ft (*61.5 sq m*)
Total Overall 1,699 sq ft (*157.8 sq m*)

Outside To the front and side of the building is a tarmaced area providing useful car parking.

N.b. Newhaven Town Council have listed the hall as an asset of community value. They have implemented a regulatory moratorium of 6 months to enable interested community groups to develop their own purchase offers. This will end on 30th Sept 2026.

continued

COMMERCIAL SURVEYORS
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naea propertymark COMMERCIAL

safeagent

The Property Ombudsman

Although every effort had been made to ensure the accuracy of these particulars, no responcibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statement or representation of fact. All properties are offered subject to contract and to their availability

PLANNING Currently the hall would be considered to be under Class F1 in the 2020 Use Class categories which includes libraries, public halls, places of worship. For alternative uses planning consent would be required i.e.for example change of use to offices.

PRICE Offers invited in excess of £200,000. Proof of funding will be required with any proposal.

RATES Local Authority: Lewes SBR(26/27): 43.2p
Rateable value : £4,900

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

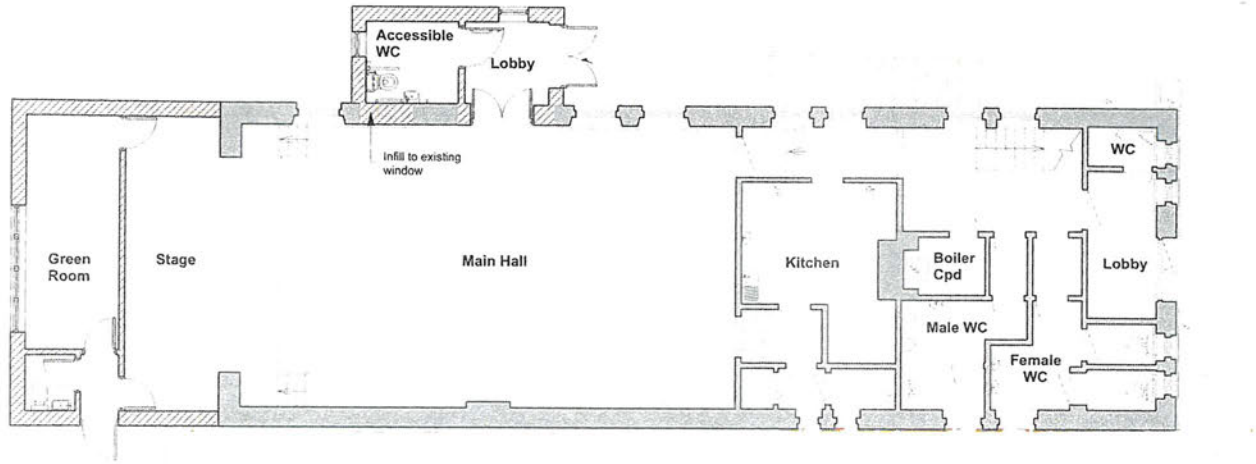
VAT Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

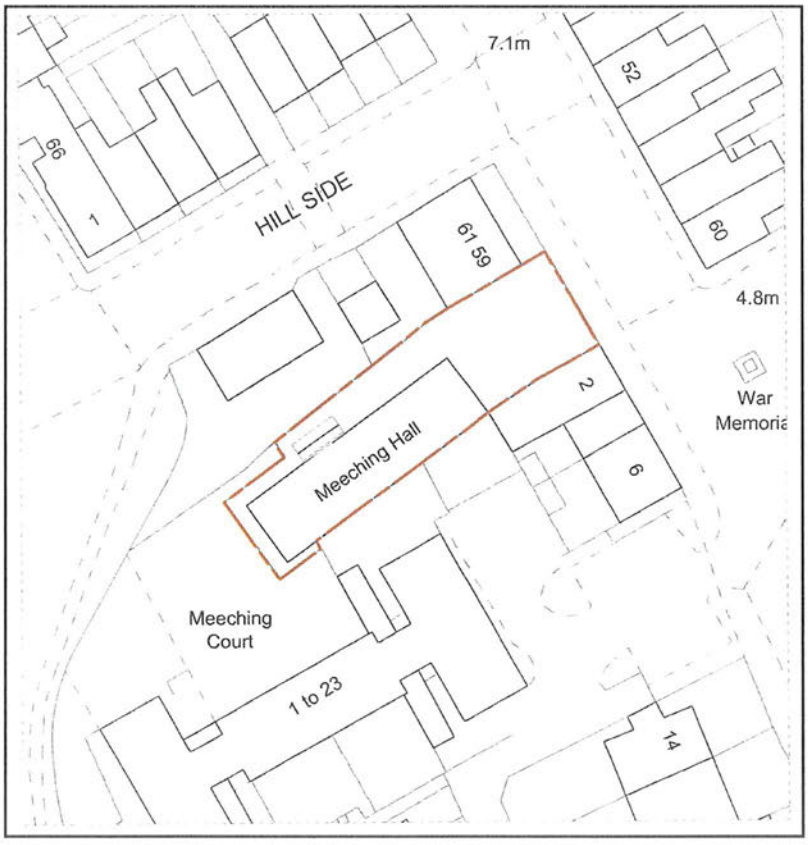
EPC The Vendor has been advised that an energy performance certificate is required.

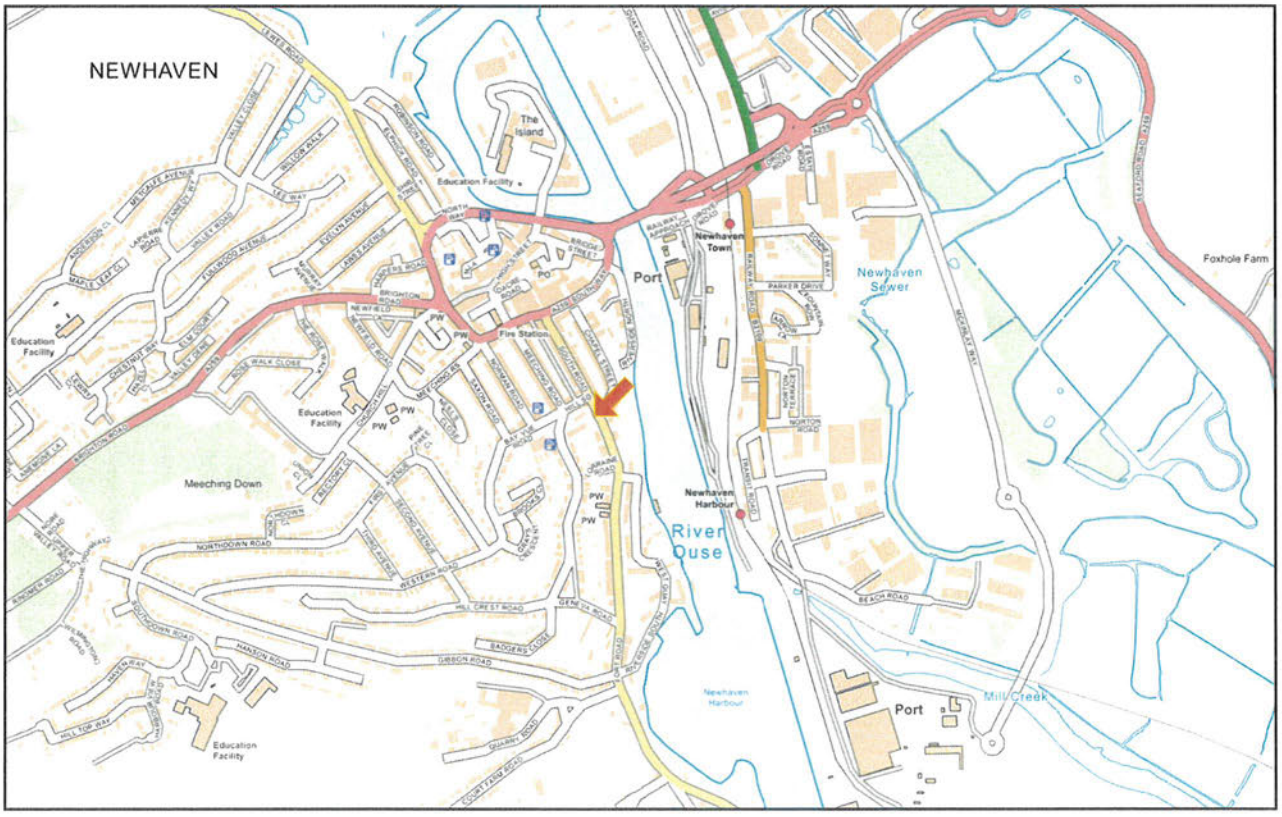
VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

262004



4. **2 Fort Road, Newhaven**





Summary Sheet of Offers

Offers received:-

Offer 1 from
the Redeemed Christian Church of God (Seaford).....£250,000, subject to contract

Offer 2 from
Mr Simon Richardson of Chairman & Son.....£220,075, subject to contract

Offer 3 from
Mr Sam Leppard of SJL Carpentry & Design Specialists...£240,000, subject to contract

Offer 4 from
Partnership Investments Ltd .....£260,000, subject to contract

Offer 1: The Redeemed Christian Church of God (Seaford)

The offer is attached together with a statement from Kingdom bank confirming that in principle they are prepared to loan £200,000 to the church/charity. There is a statement from the Pastor saying that the remaining £50,000 will be settled with pledge donations and savings.

The premises will be used for church services/office with community use. We would suggest that this fits in well with the current use of the premises and should not require a planning consent for change of use.

The church has no objection to an overage clause being applied to the title.

Enclosure: Offer 1 - formal offer paperwork (4 pages)

THE REDEEMED CHRISTIAN CHURCH OF GOD
KINGDOM LIFE ASSEMBLY, BRIGHTON
a.k.a. The Achiever's Centre
.....raising Achievers for Kingdom exploits.

KLAB/PST/EO/LDC-MH01 **9th May 2026**

Property and Asset Management Team
Eastbourne Town Hall
Grove Road
BN21 4UG

Dear Sir/Ma

Proposed Disposal of Meeching Hall, Fort Road, Newhaven BN9 9QQ – Expression of Interest

Following the Notice of Intention to make relevant disposal of the above-referenced property under Section 95(2) of the Localism Act 2011 given on 30th March 2026, we write to express our interest to bid for the purchase of the property.

We are a registered charity organisation and part of a globally established but growing Church network – The Redeemed Christian Church of God (RCCG). We are also part of the Churches Together in England, dedicated to enriching our community through spiritual support, poverty relief, food banks and needs provision, youth mentorship, other outreach programmes and practical charitable support services

Since our local parish establishment (in Brighton in 2006 and in Newhaven area in 2025), both our congregation and community impact have steadily grown. However, the absence of a permanent facility and place of worship has become a critical limitation. We currently rent the Meeching Hall on a limited time basis, which constraints our ability to deliver consistent and expanded community programmes, It is our vision to acquire the building which will serve as a sanctuary and a hub for vital community services in Newhaven.

We recognise the significance of Meeching Hall as a designated community value asset, located in a well accessible place at the heart of Newhaven town. It has always been a vital multi-use community hub and we are keen to preserve the building's significant historical value and character. We are committed to foster great community enrichment, heritage preservation, spiritual growth and long-term investment in Newhaven's social infrastructure in a sustainable manner that consolidates the various existing local investments by the Council and other organisations. There is no greater time where a special place for community and healing together with relevant social action programmes are required in Newhaven than these times we live in.

In line with Newhaven's "Town of the Year" aspirations, and with emphasis on community cohesion, regeneration and investment, cultural vibrancy, support for local groups and social wellbeing; we propose to strengthen these pillars through the ownership and management of Meeching Hall by:

The ACHIEVER'S Centre

Worship Centre Address:
Suites 1-3,
Leonardo Hotel Brighton
101 Stroudley Road, Brighton
BN1 4DJ

Correspondence Address:
1 Hartington Road, Brighton
BN2 3LJ

T: *07410 562 341*
E: *info@rccgklabrighton.org.uk*
rccgklabrighton@gmail.com
W: *www.rccgklabrighton.org.uk*

@rccgklabrighton

Pastor E.A. Adeboye
General Overseer

Elijah Obadimu
Parish Pastor

A worldwide church organisation since 1952.
www.rccg.org; www.rccguk.church
RCCG Kingdom Life Assembly, Brighton
a.k.a. The Achiever's Centre
is registered in England & Wales
(Charity No. 1149107)

THE REDEEMED CHRISTIAN CHURCH OF GOD
KINGDOM LIFE ASSEMBLY, BRIGHTON
a.k.a. The Achiever's Centre
.....raising Achievers for Kingdom exploits.

- Enhancing this community infrastructure. The Hall will remain a publicly accessible, multi-functional space that could support various community activities e.g. youth club, elderly social clubs, cultural and creative arts events, mentoring, training workshops, tutorial and homework club, CV clinics and back to work support, foodbank, local hustings, and other social, health & well-being activities

- Increasing the footfall and local engagement whereby the afore-mentioned planned activities will draw residents from Newhaven, Seaford, Peacehaven and Brighton, boosting local economy and strengthening Newhaven's regional profile

- Preserving a heritage asset by investing in the building's maintenance and ensuring that it remains a landmark that reflects Newhaven's identity and civic pride

- Supporting social inclusion. RCCG ethos prioritises serving all people regardless of background, faith or status and this aligns with Newhaven's vision of a welcoming and inclusive town.

- Strengthening civic partnerships by working closely with the Town Council, local charities & community groups, schools, ESFR, Sussex Police, and other health and wellbeing organisations.

We have a strong administrative structure, strong track record of community service, safeguarding excellence, and governance compliance that ensure responsible stewardship of community assets. These will be valuable in our bid to purchase, restore and operate Meeching Hall as a sustainable, inclusive and socially-impactful community asset.

Upon the property owner's acknowledgement of our interest to purchase the property, we will be submitting an offer amount. In the meantime, we would welcome the opportunity to discuss our interest and vision for the building further at your convenience.

Thank you for considering our Interest.

Yours faithfully

EObadimu

Elijah Obadimu

Parish Pastor

The ACHIEVER'S Centre

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101 Stroudley Road, Brighton
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is registered in England & Wales
(Charity No. 1149107)

Kingdom Bank

The Trustee
RCCG Kingdom Life Assembly
Brighton
By Email,

Kingdom Bank
Media House
Padge Road
Beeston
Nottingham
NG9 2RS

09 June 2026

Dear Elijah,

Mortgage Enquiry

I write further to your recent mortgage enquiry and our subsequent contact in writing and over the telephone.

I am pleased to confirm that Kingdom Bank specialises in providing long-term mortgage finance to Churches and Charities for the purchase of premises. The proposed transaction therefore meets the Bank's requirements in the type of projects we are keen to support.

Having received the information from you regarding the church's financial situation, I would be pleased to receive a formal application for £200,000.00 from you for the purchase of Meeching Hall, 2 Fort Road, Newhaven BN9 9QQ.

The amount you have requested appears to be one we can support, subject to receipt of paperwork and the necessary supporting documentation.

I trust this is the confirmation needed to support your bid for the property. Once you are aware of the result of your bid, please do let me know. If you are successful, I will meet with you to progress your application.

Yours sincerely

Raquel Ross
Church & Charity Lending Manager

Kingdom Bank Limited is registered in England and Wales No. 04346834. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our Financial Services Register number is 400972.

[1] http://www.lawsoncommercial.co.uk/
[2] https://www.facebook.com/pages/Lawson-Commercial/1595614114030980
[3] https://twitter.com/lawsoncproperty

Good day,

Thank you for your mail. Our initial offer bid submitted to you stated the purpose and intended use of the property. However, if the bid document submitted does not suffice, another letter can be written regarding the intended use.

Furthermore, the remaining balance of £50,000 would be settled with pledged donations from members and savings.

If there is any other action to be taken, please communicate to us.

Kind regards,

Pastor Olu Komolafe

Offer 2: Simon Richardson - Chairman & Son

This is a business currently based in London and his offer is attached.

It will be seen that the purchaser is tending to use the premises as an antique warehouse and showroom whilst suggesting there could be some local events also arranged for the main hall.

Planning consent for change of use to retail would be required.

As far as funding is concerned, Mr Richardson is going to have a private loan from a colleague of his, a Mr James Denny who has supplied an extract from his bank account. We have asked for written confirmation that Mr Denny is happy to loan the full amount to his friend.

This is the lowest of the 4 offers and more due diligence is probably required on the funding arrangements.

Planning consent for change of use to retail will be required.

The purchasers have no objection to an overage clause being inserted into the title.

Enclosure: Offer 2 - formal offer paperwork (4 pages)

Chairman Interiors

[redacted]

September 25, 2026

Robin Mallinder
The Granary, Cornfords Yard,
Uckfield, TN22 1RJ

Dear Robin,

I am writing to put forward a proposal for the use of Meeching Hall.

Our intention would be to use the hall primarily as an antique warehouse and showroom, showcasing a wide range of interesting and characterful pieces. We have over 50 years of experience in the antiques and interiors trade, and we believe our use of the building could complement and contribute positively to the local community.

Importantly, we would like to retain space within the hall for community use and local events, rather than making the building exclusively commercial. We would also be happy to make space available for courses and teaching, including upholstery courses, which could provide an opportunity for people in the local area to learn traditional and practical skills.

The kitchen could also be made available for meetings, with complimentary tea and coffee provided for those using the space.

We would also be interested in making use of the front car park for occasional day market stalls, creating an additional attraction for the local community and potentially bringing more visitors to the area.

We feel that this approach would allow Meeching Hall to remain a useful and active community asset, whilst giving the building a sustainable and practical use.

We have been involved in antiques, furniture and interiors for over 50 years, and our experience and knowledge would enable us to create an attractive and professionally presented space. To give you an idea of the type of work we do, please have a look at our Instagram page: Chairman Interiors - https://www.instagram.com/chairmaninteriors?stkn=MWluN2Vod3M1cHl6Zg==.

We would be very happy to discuss the proposal further and explore how we could work together to make the best possible use of Meeching Hall.

Thank you for considering our proposal, and I look forward to hearing from you.

Kind regards,

Simon Richardson

[redacted]

vodafone UK 11:34 88%

Mr [redacted]

Premier Business

[redacted]

CORPORATION LIMITED

Barclays Business Account

£457,193.95

Available balance | 20-40-60 93[illegible]552

Barclays Business Account

£52,547.55

Available balance | 20-92-60 50642707

Commercial accounts

Invoicing

Business mandate

Settings

Mobile PINsentry

Contact us

Accounts Statements Pay & transfer Help More

From: [redacted]
Subject: Re: Meeching Hall, Newhaven
Date: 3 July 2026 at 11:08
To: Robin Mallinder [redacted]
Cc: [redacted]

Hi Robin

Proof of funds will be sent separately from my financial advisor Jim Denny.

Thanks, Simon

> On 3 Jul 2026, at 11:02, Simon Richardson <thechairmandesignsforsimon@gmail.com> wrote:
>
> > Hi Robin
> >
> > Please see attached details below.
> >
> > Applicant - Simon Richardson
> > Funding - cash purchase with proof of funds to follow
> > Business use - sale/ storage of antiques, tearoom, space for community use (AA meetings, craft fares etc)
> > Offer made - £220,075 subject to contract and change of use.
> > Please also advise if there are any of conditions or requests to your offer? N/A currently
>
> Thanks, Simon
>
> > On 29 Jun 2026, at 11:24, Robin Mallinder <robin@lawsoncommercial.co.uk> wrote:
> >
> > Good morning James,
> >
> > Email now received safe and sound.
> >
> > Please fill in the below template in the first instance:
> >
> > Applicant - (Please confirm purchasing entity)
> > Funding - cash purchase with proof of funds available.
> > Business use - sale/ storage of antiques
> > Offer made - £220,000 subject to contract and change of use.
> > Please also advise if there are any of conditions or requests to your offer?
> >
> > Pease note that the council will be expecting a letter of aspiration to accompany any offers before the 30th of September 2026 - it only needs to be a page of A4 max but it is to help them understand how you intend to use the hall.
> >
> > Kind regards,
> >
> > Robin Mallinder
> > Commercial Negotiator
> >
> > Lawson Commercial
> > The Granary, Corsfords Yard

Offer 3: SJL Carpentry & Design Specialists

Their offer is attached herewith together with an email from Mr Leppard confirming that he's in the process of arranging finance with his bank but this has not actually been approved yet. He was rather a late enquiry so hasn't had as much time to arrange matters as some of the other interested parties.

His use of the building would require planning consent for change of use to B1 for offices, storage/ workshop.

He has no objection to an overage clause for residential use being inserted in the Title.

Enclosure: Offer 3 - formal offer paperwork (2 pages)

From: Sam Leppard [redacted]
Subject: Re: Meeching Hall, Fort Road, Newhaven
Date: 29 September 2026 at 16:40
To: Robin Mallinder robin@lawsoncommercial.co.uk

Hi Robin,

Hope you're well.

Please find our letter attached with an offer of £240k.

As you're aware we are a little late to the party so haven't got the finance in position just yet.

How ever I should have a mortgage in principle by the end of the week providing our business banking manager sticks to her schedule and work load.

Hope this doesn't rule us out straight away but it's the best I can do.

Let me know if you need anything else from us.

Dear Sir/Madam,

My name is Sam, founder and one of the directors of SJL Carpentry & Design Specialists.

We would like to formally put forward an offer of **£240,000 for the purchase of Meeching Hall**.

SJL is a local carpentry and construction company that has been trading from Newhaven for the past 14 years. We currently lease premises on the Newhaven Industrial Estate, but we are now looking for a permanent home for the business where we can continue to grow and invest in our future within the town.

Our intention would be to make Meeching Hall the long-term home of SJL, using the property for our offices and general business/storage facilities. We would invest in the building, updating it to suit our needs while making sure it is properly maintained, looked after and something we can be proud of.

For us, this is about more than simply purchasing a commercial property.

I was born and raised in Newhaven, my parents are both from Newhaven and still live here, and I've spent the last 14 years building SJL as a local business. Newhaven is very much our home, both personally and professionally.

It's great to see the investment and regeneration that is starting to take place across the town, and as a local business we would really like to be a small part of that. We want to see Newhaven continue to improve and believe local businesses investing in the town and putting down long-term roots can only be a positive thing.

Owning Meeching Hall would give SJL the security and space to continue growing without the limitations of leased premises, while also giving a local building a long-term owner who genuinely cares about its future and the area around it.

We are proud to be a Newhaven business and would love the opportunity to make Meeching Hall our permanent home.

We hope you will consider our offer and would be very happy to meet with you to discuss our proposal and plans for the property in more detail.

Kind regards,

Sam Leppard
Founder & Director
SJL Carpentry & Design Specialists

Dear Sir/Madam,

My name is Sam, founder and one of the directors of SJL Carpentry & Design Specialists.

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We are proud to be a Newhaven business and would love the opportunity to make Meeching Hall our permanent home.

We hope you will consider our offer and would be very happy to meet with you to discuss our proposal and plans for the property in more detail.

Kind regards,

Sam Leppard
Founder & Director
SJL Carpentry & Design Specialists

Offer 4: Partnership Investment Ltd

This is the highest offer received but it is from a business currently based in London. It's not quite clear how they are going to use the property other than they seem to be suggesting some form of administrative office plus an MOT facility. This would require a planning consent for change of use. An MOT facility is a sui generis use verging on B2. We do not think the purchasers have taken any soundings from the planning department as to whether this change of use would be looked upon favourably. We have some reservations as to whether the planners would want to see such a facility established in what is predominantly a residential area.

As far as funding is concerned, they have sent through a number of Metro bank statements which would seem to indicate that towards the end of September they had nearly the amount of their offer in one of their accounts.

Enclosure: Offer 4 - formal offer paperwork (5 pages)

Partnership
Investments
Limited

September 29, 2026

To,

Chris Lawson / Robin Mallinder
Lawson Commercial
High Street, Uckfield
East Sussex
TN22 1RJ

Dear Sir,

SUBJECT: **OFFER TO PURCHASE PROPERTY**
(Meeching Hall, 2 Fort Road, Newhaven, BN9 9QQ)

We, Partnership Investments Limited, are part of a business group with common sponsors managing the following companies:

Sr.	Company Name	Est. in	Main Business
1.	Quick Hire (London) Limited	2010	Vehicle fleet operators (approx. 200 vehicles) and commercial property portfolio
2.	Hybrid Car Rental Limited	2015	Vehicle fleet operators (approx. 80 vehicles)
3.	Auto Might Wol Limited	2023	Vehicle fleet operators (approx. 80 vehicles)
4.	AGA Motors Limited	2010	Operating vehicle repair garages - MOT Garage and vehicle repair facilities (mechanical & bodywork)
5.	Trademaxx Limited	2020	General trading / online sales
6.	Partnership Investments Limited	2025	Recently established entity to own and operate multi-use properties. We are acquiring one property (MOT station) in Swinton, Manchester and intend to add another facility in south-coast.

We had last year expanded our fleet operations to the south coast and currently have vehicles licenced with the Lewes District (43), Eastbourne Council (1), Brighton & Hove (20), Chichester (21) & Portsmouth (18).

While the business operations are currently being run remotely from our London office, we are actively looking for a suitable facility in or around the Peacehaven / Newhaven area to establish a local commercial office with an integrated MOT facility – to serve as one-stop-shop for our current and prospective customers.

We had come across the subject property listed with your good office and will be glad if we are given an opportunity to purchase and re-furbish / re-develop the respective facility to serve our business model.

As for this purpose, please note that – **Our Offer**:

1. **Buyer:** The intended purchase will be under Partnership Investments Limited.
2. **Our Offer**: £ 260,000.00 (subject to contract & change of use class to B2)
3. **Funding Source:** Cash purchase / funds already available with us (bank statement is attached).
4. **Our Solicitors:** Lamptons Solicitors, 20 Central Avenue, Hounslow, TW3 2QH (info@lamptonssolicitors.co.uk).

[redacted]

Partnership
Investments
Limited

5. **Intended Use:** We intend to modify / re-develop the property to house an Office & MOT Centre and Vocational Training Facility (requiring B2 Use Class approval) on the ground floor and flats on the first floor (this structure will be similar to our Swinton, Manchester facility). We have already visited the subject property and have taken basic property measurements in consideration before putting this proposal.
6. **Completion Date:** As soon as possible (funds already available with us)
7. **Our Contribution To Local Community / Fabric:** We strongly believe in integrating with local communities in the best possible ways and generating local employments.
    a. Employment & Improving Skills: Our initial proposed team at the subject facility shall comprise of at-least 11 to 13 local staff members. This team will expand further as we intend to make the respective site our regional office for the south-coast businesses.

       This is besides the fact that we have a history of training local students / vocational candidates at our offices and garage facilities for future employments.

    b. Retaining Building Structure: Though not a listed property, we understand that the subject property has been part of the local fabric for a long time. We fully understand that significance of this and would like to retain its outer structure in a maximum possible way.

We hope to be become part of the Newhaven community and look forward to favourable outcome of our above offer for the purchase Meeching Hall.

Regards,

Qasim Javed
Director

[redacted]

Metro Bank

My Current Account 1

Balance 314671.20

Account Number [redacted]
Sort Code
Account Type

Transaction details from 01 September to 29 September 2026

Date	Details	Transaction Type	In(£)	Out(£)	Balance(£)
29 Sep 2026	Hybrid Car R Loan ...	Inward Payment	10000.00		314671.20
17 Sep 2026	QUICK HIRE (LONDON...	Inward Payment	20000.00		304671.20
16 Sep 2026	QUICK HIRE (LONDON...	Inward Payment	30000.00		284671.20
16 Sep 2026	Hybrid Car R Loan ...	Inward Payment	40000.00		254671.20

Statement number	[redacted]
Business Bank Account number	
Sort code	

METRO BANK

PARTNERSHIP INVESTMENTS LIMITED
[redacted]

ACCOUNT NAME: PARTNERSHIP INVESTMENTS LIMITED

Your account summary

From: 01 AUG 2026	To:	31 AUG 2026
Opening balance		£209,171.20
Total money in		£15,000.00
Total money out		£9,500.00
End balance		£214,671.20

Account number	[redacted]
Sort code	
Statement number	
Overdraft limit	

Your transactions

Date	Transaction	Money out (£)	Money in (£)	Balance (£)
	Balance brought forward			**209,171.20**
03 AUG 2026	Outward Faster Payment Quick Hire London Limited LLOYDS BANK PLC	7,000.00		202,171.20
	Short Term Loan			
06 AUG 2026	Inward Payment Hybrid Car R		15,000.00	217,171.20
20 AUG 2026	Outward Faster Payment Ali Yasar BARCLAYS BANK UK PLC	2,500.00		214,671.20
	78 BoltonRd M278XB			
	Closing Balance			**214,671.20**

Metro Bank PLC is registered in England and Wales, company number 6419578. Registered office: One Southampton Row, London WC1B 5HA. We're authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. 'Metro Bank' is the registered trade mark of Metro Bank PLC.

Statement number	[redacted]
Business Bank Account number	
Sort code	

METRO BANK

PARTNERSHIP INVESTMENTS LIMITED
[redacted]

ACCOUNT NAME: PARTNERSHIP INVESTMENTS LIMITED

Your account summary

From: 01 JUL 2026	To:	31 JUL 2026
Opening balance		£175,171.20
Total money in		£74,000.00
Total money out		£40,000.00
End balance		£209,171.20

Account number	[redacted]
Sort code	
Statement number	
Overdraft limit	

Your transactions

Date	Transaction	Money out (£)	Money in (£)	Balance (£)
	Balance brought forward			**175,171.20**
01 JUL 2026	Outward Faster Payment Quick Hire London Limited LLOYDS BANK PLC	20,000.00		155,171.20
	Short Term Loan			
03 JUL 2026	Outward Faster Payment Quick Hire London Limited LLOYDS BANK PLC	10,000.00		145,171.20
	Short Term Loan			
08 JUL 2026	Outward Faster Payment Quick Hire London Limited LLOYDS BANK PLC	10,000.00		135,171.20
	Short Term Loan			
31 JUL 2026	Inward Payment QUICK HIRE (LONDON		24,000.00	159,171.20
31 JUL 2026	Inward Payment Hybrid Car R		50,000.00	209,171.20

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Comments on the 4 Offers

If the Council are interested in maximising their revenue from the sale of the building then there is some merit in pursuing the offer from Partnership Investment Ltd. This is the highest offer that has been offered. However, it would be subject to planning consent for change of use and we do have slight reservations as to whether that would be looked upon favourably. The purchaser is unlikely to commit to the sale until the planning consent is known. It is just possible that a decision could be obtained in 2026 if terms were agreed quickly and a change of use application was submitted promptly.

The offer from Mr Richardson is the lowest of the 4 offers. He was aware that he was in a competitive situation and we were asking him for his best proposal. We also have slight concerns about the way his offer would be funded. He effectively is using someone else's money who, on the face of it, isn't going to be a business partner.

Mr Leppard's offer of £240,000, whilst being fairly competitive, again will involve a planning consent for change of use. At the time of submitting this report, he still hasn't actually managed to get a satisfactory offer in principle of funding from his bank which would then be subject to valuation.

The offer from the church we believe has significant merit. We do not believe that planning consent for change of use would be required. Their activities would fit under the current use of the building. Their offer is very competitive and provided we can have some more confidence that the Kingdom bank will be forthcoming, we would suggest this is the party to favour. As you can see from their submission, there will be an ongoing community type use of the building which must be of benefit to the town.

We look forward to receiving your instructions on which proposal to pursue whereupon we will carry out further due diligence and money laundering checks.

Chris Lawson
BA(Hons) FNAEA MNAEA(Comm)

Use Class F1 in the UK planning system covers **learning and non-residential institutions**. 4D Planning

It was created on September 1, 2020, taking over parts of the old Class D1 use category. Planning Geek +1

What Falls Under Class F1?

Class 1 is split into seven specific types of public and educational uses (without any residential living attached): Planning Portal

- **F1(a) Education:** Schools, colleges, universities, higher education, and training centers.
- **F1(b) Art Displays:** Art galleries that show work, but do not sell or hire out the art.
- **F1(c) Museums:** Museums dedicated to historical, scientific, or cultural exhibits.
- **F1(d) Libraries:** Public libraries and public reading rooms.
- **F1(e) Halls:** Public halls and exhibition halls.
- **F1(f) Worship:** Places of public worship, religious instruction, or church halls.
- **F1(g) Law Courts:** Buildings used for legal courts and judicial hearings. planningaid.co.uk +2

What Does NOT Fall Under F1?

- **Health and Day Care:** Former D1 uses like health clinics, health centers, day nurseries, crèches, and day centers now fall under **Class E** (Commercial, Business and Service).
- **Community Halls:** Local halls used primarily for general community meetings might fall under **Class F2(b)** instead.
- **Residential Education:** Schools or colleges with boarding/residential student housing fall under **Class C2** (Residential Institutions). www.plande.uk +2

Bidder 1 - RCCG

Equality Impact Statement (EQIS)

[redacted]

Bidder/Buyer Submission Template for Council Evaluation.

1. **Introduction and Purpose.**
   Under the Equality Act 2010 and the Public Sector Equality Duty (PSED), Newhaven Town Council must ensure that any disposal, lease, or transfer of a community asset does not unlawfully discriminate, worsen inequalities, or eliminate vital services for protected groups.

   As a bidder or prospective buyer of **Meeching Hall, Fort Road, Newhaven**, you are required to complete this Equality Impact Statement. Your responses will form a critical part of the Council's evaluation criteria to determine how your future ownership or management of the hall will preserve, improve, or mitigate impacts on local community access.

2. **Bidder & Proposal Overview.**

   - **Organization/Individual Name:**
     Redeemed Christian Church of God (RCCG) Kingdom Life Assembly Brighton

   - **Proposed Use of the Hall: (e.g., commercial gym, nursery, multi-use community space, private residence)**
     A multi-use community hub and charitable facility comprising community activities, educational programmes, youth development initiatives, wellbeing services, training workshops, community events, cultural activities, food-bank support services, voluntary sector partnerships and a place of worship.

   - **Expected Operating Hours:**
     Monday to Sunday, generally between 08:00 and 22:00, subject to event schedules and community usage requirements. Appropriate statutory permission / licence will be sought should there be any special activities outside these times.

   - **Primary Target Audience/Users:**
     Residents of Newhaven and surrounding communities including children, young people, families, older people, faith groups, voluntary organisations, community associations, vulnerable residents and socially disadvantaged groups

3. **Impact on Protected Characteristics.**
   Please identify how your proposed model for the social hall will impact individuals with the following Protected Characteristics. Consider factors like pricing, physical accessibility, inclusive programming, and scheduling.

   Age

   The Hall will provide activities and services benefiting all age groups, including youth mentoring programmes, homework clubs, family activities, adult learning opportunities and elderly social engagement initiatives. Programming will be designed to reduce social isolation and improve intergenerational interaction.

Disability

The Church is committed to improving accessibility and ensuring disabled users can participate fully in activities and services. Accessibility improvements and reasonable adjustments will form part of any future investment programme.

Gender Reassignment

Facility use and community programming will be delivered in accordance with Equality Act principles and organisational policies that seek to provide fair access and dignified treatment for all service users.

Marriage and Civil Partnership

Services and activities will be accessible without discrimination, ensuring fair participation opportunities for all community members.

Pregnancy and Maternity

Programmes and facilities will aim to support families, parents and carers through inclusive scheduling and family-friendly environments.

Race and Ethnicity

RCCG serves a highly diverse congregation and community. We actively promote multicultural engagement, community cohesion and mutual respect across ethnic and cultural backgrounds.

Religion or Belief

While RCCG is a Christian charity, access to community services and venue hire will not be restricted based on faith, belief or non-belief. The building will continue serving the wider community irrespective of religious affiliation.

Sex

Services and opportunities will be available to all individuals on an equal basis, promoting participation and reducing barriers to engagement.

Sexual Orientation

The Hall will operate within legal and organisational equality frameworks that seek to ensure individuals are treated fairly and respectfully.

Protected Characteristics	Potential Positive Impact	Potential Negative / Neutral Impact	Proposed Mitigations (If 'negative' impact)
Age *(e.g., elderly social clubs, youth groups)*			
Disability (e.g., physical access, sensory space, learning difficulties)			
Gender Reassignment (e.g., safe, inclusive spaces/facilities)			
Marriage & Civil Partnership			

Cont.,

Protected Characteristics	Potential Positive Impact	Potential Negative / Neutral Impact	Proposed Mitigations (If 'negative' impact)
Pregnancy & Maternity (e.g., baby groups, stroller access, changing areas)			
Race & Ethnicity (e.g., cultural events, diverse inclusion)			
Religion or Belief (e.g., faith group hire, dietary considerations)			
Sex (e.g., gender balance in activities)			
Sexual Orientation (e.g., LGBTQ+ community events/safety)			

4. Socio-Economic and Wider Community Impact.

Whilst not strictly a protected characteristic under the Equality Act, the Council prioritizes local social value.

Financial Accessibility: Will there be subsidized, low-cost, or free community rates for renting the hall or attending events? If yes, please provide details.

As a registered charity, RCCG is committed to ensuring affordability and accessibility.

The proposed approach includes:

- Affordable and viable room hire rates.
- Concessionary rates for charities and community groups.
- Subsidised programmes for disadvantaged residents where funding permits.
- Free community support initiatives including mentoring, employability support, educational activities and wellbeing services.
- Pursuit of grants and external funding opportunities to support inclusive access.

Displacement of Existing Groups: The hall currently hosts the RCCG congregation, Newhaven Royal Navy & Marine Cadets (twice Weekly), Ignite Theatre Productions (Ad Hoc) and 'Alcoholics Anonymous' and others. How will your proposal accommodate these existing users, or where will they be signposted?

We recognise the importance of current users including those listed above and other local community groups. Our intention is to retain and accommodate existing user groups wherever operationally possible through a transparent booking and community access framework.

We view current occupiers as important contributors to the Hall's community value and intend to engage proactively with them to ensure continuity of access and minimise disruption.

Community Cohesion: How will your plan foster good relations between different local demographic groups?

Our proposal actively promotes good relations between diverse groups through:

- Shared community activities.
- Intergenerational programmes.
- Voluntary sector partnerships.
- Cultural and educational events.
- Community wellbeing initiatives.
- Inclusive use of shared spaces.

We believe Meeching Hall can serve as a focal point for building relationships across different backgrounds, cultures, ages and interests.

5. Physical Accessibility and Facilities Audit.

Please outline the physical adjustments or provisions included in your bid:

Wheelchair / Step-Free Access

Subject to survey and planning requirements, RCCG will seek to improve accessibility through:

- Step-free access wherever practicable.
- Accessible entrance routes.
- Barrier reduction measures.
- Compliance with relevant Building Regulations and accessibility standards.

Accessible Toilets / Changing Places Facilities

We will review existing facilities and explore opportunities to upgrade provision in line with community needs, available funding and regulatory requirements.

Signage / Hearing Loops / Sensory Provisions

Potential improvements will include:

- Improved wayfinding signage.
- Hearing assistance technologies where appropriate.
- Inclusive communication measures.
- Consideration of sensory-friendly provisions for community users.

6. Ongoing Monitoring and Accountability.

If your bid is successful, how do you plan to monitor equality of access moving forward? (e.g., community feedback surveys, usage tracking, maintaining a complaints log)

If successful, RCCG will implement an ongoing equality and inclusion monitoring framework including:

- User satisfaction surveys.
- Community engagement meetings.
- Equality and accessibility reviews.
- Usage monitoring across demographic groups where appropriate.
- Safeguarding and complaints reporting procedures.
- Trustee oversight and governance review.
- Continuous improvement planning informed by community feedback.

Our governance arrangements, safeguarding standards and community accountability processes will support transparent and responsible management of Meeching Hall as a strategic community asset.

7. Declaration.

I/~~We~~ confirm that the information provided in this statement is an accurate reflection of our proposals. We understand that ensuring equitable access is a core requirement of this asset transfer/sale process.

Completed By (Name & Position): **Elijah Obadimu (Pastor and Charity Representative)**

Signature: *EObadimu*

Date: **18/10/2026**

Bidder 1 - RCCG

Bid Support Statement.

Bidder/Buyer Support Statement for Council Evaluation.

[redacted]

As a bidder/prospective buyer of **Meeching Hall, Fort Road, Newhaven**, you are required to complete this statement which can also be supported by your own Business Plan.

Your responses will then be evaluated as per the following 'Weighted Bid Evaluation Framework' below. The '***Financial Consideration & Risk***' criterion will be evaluated by the councils Commercial Agent, Lawsons Commercial of Uckfield and then reported to a Full Council meeting for the council's consideration.

The remaining two core criteria, '***Community, Social & Cultural Value',*** *and* ***'Equality Act Compliance & Inclusion'*** will be evaluated by the council itself with the highest combined score of all three Core Criteria likely to indicate the successful bid.

Weighted Bid Evaluation Framework.

Core Criteria	Weighting	Evaluation Factors
Financial Consideration & Risk	70%	Total Cash offer versus RICS Market Valuation of £250K
		Financial Viability, proof of funds and reliance upon debt.
		Speed to Completion of Sale and lack of conditional clauses (e.g. planning dependencies)
		Other factors of importance identified by the councils Commercial Agent.
Community, Social & Cultural Value	15%	Retention and/or enhancement of social, recreational or cultural well being.
		Evidence of Co-design opportunities or shared-use spaces for local voluntary groups.
		Preservation of the hall's local identity and historical community footprint.
Equality Act Compliance & Inclusion	15%	Physical Accessibility: proposed upgrades aligning with modern UK Building regulations
		Protected Characteristics: Provision of diverse programming designed to actively mitigate community disadvantage.
		A submitted Equality Impact Assessment: With robust alignment with the Councils Public Sector Equality Duty

You are therefore requested to supply any and all supporting information regarding '***Community, Social & Cultural Value',*** *and* ***'Equality Act Compliance & Inclusion'*** and demonstrate how you/your organisation best addresses these aspects by completing this statement in full. (A completed Equality Impact Statement must form part of this submission).

Cont.,

Community, Social & Cultural Value.
Please explain how your ownership and ongoing management of Meeching Hall will,

- *Retain and/or enhance social, recreational or cultural well-being in Newhaven,*
- *How you will Co-design opportunities or shared-use spaces for local voluntary groups,*
- *Preserve the hall's local identity and historical community footprint.*

The Redeemed Christian Church of God (RCCG) Kingdom Life Assembly seeks to acquire Meeching Hall to secure its long-term future as a sustainable, inclusive and accessible community asset serving Newhaven and the wider East Sussex area. Our intention is that the Hall remains a publicly accessible, multi-functional community venue supporting a broad range of social, educational, recreational, cultural and wellbeing activities.

Through charitable ownership and community-focused management, the Hall will provide:

- Community youth clubs and mentoring programmes.
- Elderly wellbeing and social engagement activities.
- Food bank and practical support services for vulnerable residents.
- Employment support initiatives including CV clinics, interview preparation and skills workshops.
- Homework clubs and educational support programmes.
- Community training workshops and seminars.
- Cultural and creative arts events.
- Health and wellbeing events in partnership with local organisations.
- Community meetings, public consultations and local democratic engagement initiatives.

Our objective is to strengthen social cohesion, reduce isolation, support community resilience and contribute positively to Newhaven's long-term social infrastructure.

A core principle of our proposed management approach is collaborative community use in practice. We recognise that Meeching Hall has historically operated as a valued community facility and we are committed to maintaining and expanding this role.

We will establish:

- An open community booking framework.
- Regular stakeholder engagement meetings.
- User consultation forums.
- Partnership agreements with local charities and voluntary organisations.
- Community-led programme development opportunities.

The Hall will continue to be available for local voluntary groups, educational activities, cultural events, health promotion initiatives and community services. We will actively seek partnerships with:

- Newhaven Town Council.
- Local charities and community organisations.
- Schools and education providers.
- East Sussex Fire & Rescue Service.
- Sussex Police.

- Health and wellbeing organisations.
- Youth and family support organisations.

This collaborative approach will ensure that local residents and community organisations help contribute to the future use of the facility.

Meeching Hall has long served as an important community landmark within Newhaven. RCCG fully recognises its significance as a community asset and intends to preserve and enhance its historical role within the town.

Our stewardship will focus on:

- Protecting the building's community identity.
- Maintaining its heritage and character.
- Investing in maintenance and long-term sustainability.
- Retaining broad public accessibility.
- Supporting activities that reflect the diversity of Newhaven's residents.
- Ensuring the Hall remains a recognised centre for civic, cultural, educational and community engagement.

Our vision is not to change the identity of Meeching Hall, but to strengthen and preserve it for future generations.

Equality Act Compliance & Inclusion.

Please explain how your ownership and ongoing management of Meeching Hall will,

- *Physical Accessibility: proposed upgrades aligning with modern UK Building Regulations*
- *Protected Characteristics: Provision of diverse activity programming designed to actively mitigate community disadvantage.*
- *A submitted Equality Impact Assessment: With robust alignment with the Councils Public Sector Equality Duty*

Please see the completed EQIS in a separate document.

Bidder 4 - Pertnership Inv., Ltd

Equality Impact Statement (EQIS)

[redacted]

Bidder/Buyer Submission Template for Council Evaluation.

1. **Introduction and Purpose.**
   Under the Equality Act 2010 and the Public Sector Equality Duty (PSED), Newhaven Town Council must ensure that any disposal, lease, or transfer of a community asset does not unlawfully discriminate, worsen inequalities, or eliminate vital services for protected groups.

   As a bidder or prospective buyer of **Meeching Hall, Fort Road, Newhaven**, you are required to complete this Equality Impact Statement. Your responses will form a critical part of the Council's evaluation criteria to determine how your future ownership or management of the hall will preserve, improve, or mitigate impacts on local community access.

2. **Bidder & Proposal Overview.**

   - **Organization/Individual Name:** Partnership Investments Limited

   - **Proposed Use of the Hall: (e.g., commercial gym, nursery, multi-use community space, private residence)**
     Mixed use facility (business and residential); Intend to redevelop the facility whereby the ground-floor will house our Regional Office (for south-coast businesses) and MOT Centre while first floor will be converted / added to house self-contained studio flats.

   - **Expected Operating Hours:** Businesses on ground floor - Monday to Friday: 8:30 am to 17:30
     Businesses on ground floor - Saturday: 8:30 am to 15:00
     Businesses on ground floor - Sunday: Closed

   - **Primary Target Audience/Users:** For business: Own fleet from group companies and local businesses / individual (domestic) customers.

3. **Impact on Protected Characteristics.**
   Please identify how your proposed model for the social hall will impact individuals with the following Protected Characteristics. Consider factors like pricing, physical accessibility, inclusive programming, and scheduling.

   We are equal opportunity employer and comply with all terms of the Equality Act 2010. Our business group has very clear, established and written policies on prohibition of all kinds of direct & indirect discrimination and harassment in workplace. We also strongly encourage and promote people with disabilities / physical limitations amongst our teams.

   As for customers (for business on ground-floor) and prospective tenants for self-contained flats, we confirm to have neutral policies in place to ensure ease of accessibility and provision of services without any discrimination.

Protected Characteristics	Potential Positive Impact	Potential Negative /Neutral Impact	Proposed Mitigations (If 'negative' impact)
Age *(e.g., elderly social clubs, youth groups)*	✓		
Disability (e.g., physical access, sensory space, learning difficulties)	✓ New premises will ensure needs of people with varying disabilities.		
Gender Reassignment (e.g., safe, inclusive spaces/facilities)	✓ Neutral policies for all staff members and customers.		
Marriage & Civil Partnership		✓ Neutral.	

Cont.,

Protected Characteristics	Potential Positive Impact	Potential Negative /Neutral Impact	Proposed Mitigations (If 'negative' impact)
Pregnancy & Maternity (e.g., baby groups, stroller access, changing areas)		✓ Neutral	
Race & Ethnicity (e.g., cultural events, diverse inclusion)	✓ We are equal opportunity employer and confirm our compliance.		
Religion or Belief (e.g., faith group hire, dietary considerations)		✓ Neutral	
Sex (e.g., gender balance in activities)		✓ Neutral	
Sexual Orientation (e.g., LGBTQ+ community events/safety)		✓ Neutral.	

4. **Socio-Economic and Wider Community Impact.**
   Whilst not strictly a protected characteristic under the Equality Act, the Council prioritizes local social value.

   Please refer to Point 3, above for details.

   We confirm to have neutral policies in place to ensure equal opportunities for all staff members and services to any and all customers alike.

   Financial Accessibility: Will there be subsidized, low-cost, or free community rates for renting the hall or attending events? If yes, please provide details.

   Not applicable to our business plan.

Displacement of Existing Groups: The hall currently hosts the RCCG congregation, Newhaven Royal Navy & Marine Cadets (twice Weekly), Ignite Theatre Productions (Ad Hoc) and 'Alcoholics Anonymous' and others. How will your proposal accommodate these existing users, or where will they be signposted?

This section is not applicable to our proposal.

Community Cohesion: How will your plan foster good relations between different local demographic groups?

As a standard policy across our group companies, we promote equality, diversity, inclusion and community engagement.

Our business at the respective facility will aim to provide equal opportunities for people from different ethnic, cultural, religious, age and socioeconomic backgrounds.

We encourage positive interactions by offering inclusive services, fair employment opportunities and a welcoming environment where everyone is treated with dignity and respect.

We intend to engage with local communities, support community initiatives and work with local organisations to understand the needs of different groups and maintain a strict policy against discrimination and encouraging mutual respect.

5. Physical Accessibility and Facilities Audit.

Please outline the physical adjustments or provisions included in your bid:

- **Wheelchair / Step-Free Access:**
  We confirm to facilitate access by people with physical disabilities by ensuring ease of access / clear pathways marked for people using wheel-chair etc.

- **Accessible Toilets / Changing Places Facilities:**
  As with our current businesses, we confirm to include accessible toilets. However, changing places facilities is not applicable to our proposal / our current business line.

- **Signage / Hearing Loops / Sensory Provisions:**
  As with our current businesses in line with the respective councils clear policies pertaining to maintenance of business remises, we confirm that clear signage will be present at possible points deemed necessary for customer ease / facilitation as well as for any staff member with limitations (e.g. sight / sound etc.)

6. **Ongoing Monitoring and Accountability.**

If your bid is successful, how do you plan to monitor equality of access moving forward? (e.g., community feedback surveys, usage tracking, maintaining a complaints log)

We have a dedicated team comprising of senior management / Director who conduct bi-annual business compliance audits and spot inspections for compliance of all provisions available to all customers.

We maintain separate Customer Feedback and Complaint Registers to improve our services and to take any corrective measures, where necessary. While Customer Feedback Register is accessible by the local teams, however, Complaint Register is only accessible by the senior management to ensure customer / staff secrecy / protection. Only the nature complaint is disclosed to the staff member / team concerned for corrective purposes.

7. **Declaration.**

I/We confirm that the information provided in this statement is an accurate reflection of our proposals. We understand that ensuring equitable access is a core requirement of this asset transfer/sale process.

Completed By (Name & Position): Qasim Javed (Director)

Signature: 

Date: 19-10-2026

Partnership Investments Ltd.

Bid Support Statement.

Bidder/Buyer Support Statement for Council Evaluation.

[redacted]

As a bidder/prospective buyer of **Meeching Hall, Fort Road, Newhaven**, you are required to complete this statement which can also be supported by your own Business Plan.

Your responses will then be evaluated as per the following 'Weighted Bid Evaluation Framework' below. The '***Financial Consideration & Risk***' criterion will be evaluated by the councils Commercial Agent, Lawsons Commercial of Uckfield and then reported to a Full Council meeting for the council's consideration.

The remaining two core criteria, '***Community, Social & Cultural Value'***, *and* '***Equality Act Compliance & Inclusion'*** will be evaluated by the council itself with the highest combined score of all three Core Criteria likely to indicate the successful bid.

Weighted Bid Evaluation Framework.

Core Criteria	Weighting	Evaluation Factors
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		Evidence of Co-design opportunities or shared-use spaces for local voluntary groups.
		Preservation of the hall's local identity and historical community footprint.
Equality Act Compliance & Inclusion	15%	Physical Accessibility: proposed upgrades aligning with modern UK Building regulations
		Protected Characteristics: Provision of diverse programming designed to actively mitigate community disadvantage.
		A submitted Equality Impact Assessment: With robust alignment with the Councils Public Sector Equality Duty

You are therefore requested to supply any and all supporting information regarding '***Community, Social & Cultural Value'***, *and* '***Equality Act Compliance & Inclusion'*** and demonstrate how you/your organisation best addresses these aspects by completing this statement in full. (A completed Equality Impact Statement must form part of this submission).

Cont.,

Community, Social & Cultural Value.
Please explain how your ownership and ongoing management of Meeching Hall will,

- *Retain and/or enhance social, recreational or cultural well-being in Newhaven,*
- *How you will Co-design opportunities or shared-use spaces for local voluntary groups,*
- *Preserve the hall's local identity and historical community footprint.*

We intend to refurbish / redevelop the current facility as per our submitted proposal for a business facility / MOT station on ground floor and independent flats on the first floor.

While the subject question is not largely applicable to our proposed business, however we confirm our intention to develop the respective facility as our Regional Business Hub for South Coast Businesses and for this we intend to raise business and fleet maintenance operations teams from local communities and provide them with trainings to ensure that they are at-par with our other teams in London and Manchester.

We also run apprentice schemes to provide skill-based training to local youngsters and we aim to recruit the best of them into our teams across the country.

Equality Act Compliance & Inclusion.
Please explain how your ownership and ongoing management of Meeching Hall will,

- ***Physical Accessibility: proposed upgrades aligning with modern UK Building Regulations***
- ***Protected Characteristics: Provision of diverse activity programming designed to actively mitigate community disadvantage.***
- ***A submitted Equality Impact Assessment: With robust alignment with the Councils Public Sector Equality Duty***

  We confirm to facilitate access by people with physical disabilities by ensuring ease of access / clear pathways marked for people using wheel-chair etc.

  Likewise, we confirm to include accessible toilets. However, changing places facilities is not applicable to our proposal / our current business line.

  Further, we confirm that clear signage will be present at possible points deemed necessary for customer ease / facilitation as well as for any staff member with limitations (e.g. sight / sound etc.)



6. Report - Appendix 3

Core Criteria Breakdown.

1. Financial Consideration & Risk (70% Weighting)

- **Best Consideration:** As the baseline compliance indicator under Section 127 of the LGA 1972, the primary emphasis must be placed on the overall financial return.
- **Bid Conditionality:** Unconditional cash offers from property developers or commercial operators will inherently score highest in this category due to minimal execution risk.
- **Funding Solvency:** Bids must demonstrate verified proof of capital. Community groups relying on unapproved grant allocations or extended crowdsourcing timelines will score significantly lower due to completion risk.

2. Community, Social & Cultural Value (15% Weighting)

- **Social Well-being:** This metric scores how well a bidder aligns with the original intent of the Asset of Community Value (ACV) designation.
- **Local Benefit:** Commercial operators proposing public-facing services (e.g., a nursery or medical hub) or developers providing mixed-use spaces with public access can achieve moderate scores here. Purely private redevelopments will score zero.

3. Equality Act 2010 & Inclusion (15% Weighting)

- **PSED Compliance:** To fulfill its legal duties, the Council must mandate that all bidders submit an Equality Impact Statement detailing how their planned use affects individuals with protected characteristics.
- **Universal Design:** Bidders outlining immediate capital expenditure to fix historical accessibility restrictions (e.g., installing elevators, level thresholds, or sensory integration rooms) will score top marks.
- **Inclusivity of Use:** Bidders must verify that the premises will not restrict entry or employment based on protected characteristics, fostering community integration.