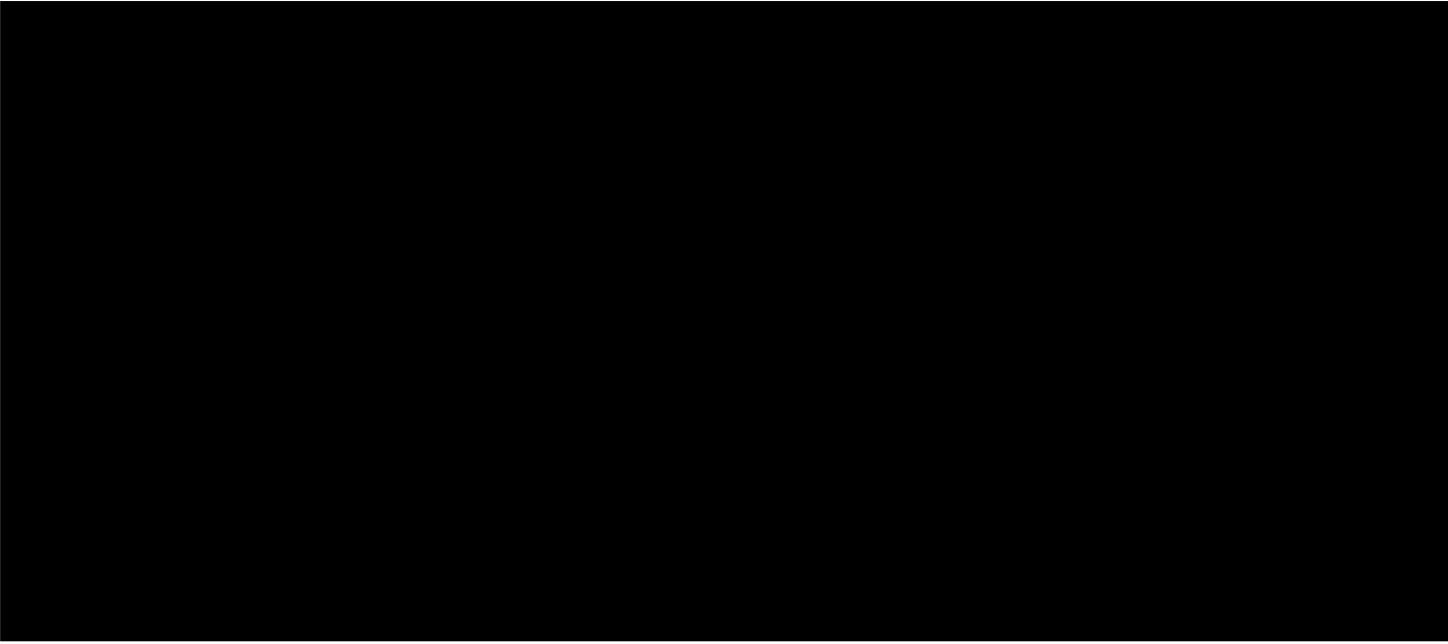




From: Miriam Nicholls
Sent: 19 February 2014 10:48
To: Simon Davis
Subject: FW: Russell Hotel

Dear Simon

Here is the response from the Economic Development Dept.:-

We have found it difficult to come to a conclusion regarding our support or otherwise for this application.

As a seaside town we clearly need to protect C1 uses wherever possible. Action for Blind People, state that the Hotel is no longer viable. We have been presented with documents that show an average occupancy of between 70 – 78% over the past 3 years. We have taken the period April – September 2013 and measured this against statistics published by Visit England.

National Average – 74%
Regional Average (South East) - 75.5%
Russell Hotel - 70.1%

Whilst we acknowledge the small drop in occupancy levels we have seen no evidence to show how the hotel is being marketed as a destination for visitors.

We have asked to see evidence that the Hotel has been placed onto the open market as a going concern but are aware that this was not requested as part of pre-application discussions and therefore has not happened.

From the information we hold we note that there will be an increase in job numbers and employment opportunities will be made available for those with disabilities, which we welcome. Additionally respite care will be available and we are aware that this is an increasing visitor market.

Given that the owners have indicated they can no longer subsidise the operation we have no wish to see the decline of Russell Hotel to the point where it is no longer viable for visitors of any type and is completely lost as visitor accommodation.

Therefore, on balance we do not object to this application.

Miriam

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