

Off The Streets Accommodation

For 40 years, Seaview has been supporting people who are homeless or at risk in Hastings and St Leonard's.

We welcome people every day for a hot meal, a safe place to meet specialist services and a warm smile at our Wellbeing Centre. This sits alongside rough sleeper outreach teams and skilled drug and alcohol recovery services.

Nationally and locally, homelessness numbers continue and people in our town are finding themselves with no other option than to sleep on the streets.

This year, Seaview is really pleased to be developing a new home locally, taking a long-empty derelict property and bringing it back into use as housing for our clients. Funding for the project has been awarded from the Ministry of Housing, Communities and Local Government via Hastings Borough Council.

We believe that a Seaview Housing Project will provide an important stepping stone for local people who want to leave homelessness behind for good. Our vision is for a safe home of eight rooms, fully supported by on-site staff and volunteers, where clients can explore options for more settled accommodation.

We pride ourselves on being good neighbours. All residents will be considered to be part of a community, with important responsibilities to other residents, as well as to themselves. This will mean that there are clear rules and boundaries which cannot be breached, forming part of an agreement when a place to stay is offered initially.

People moving into Gresham Way will be referred from Hastings Borough Council and will all be over 18.

Our work is transformational.

"Seaview has saved me. It's given me links into so many things. Care provision, housing support and they have put me right again and again. The staff are so good. I use the shower and now take interest in my appearance and have more and more positive thoughts. I have joined the bowls team on a Sunday morning and fallen in love with it."

"I feel I am living a real life now not just wasting the hours by sitting and watching TV. I meet real people and I will look back with fondness for them and will keep in touch with these guys and go back and see them. I feel that I have made a few friends for life. In my darkest hours I did have some very bad thoughts of shame, total failure, despair, depression and suicide. I can now say that I am looking at the future with more hope which I have been given by the people here."

What's next?

We have applied for change of use to make improvements to the building and to provide accommodation for a group of homeless people. You can read more about the plans [here](#). If successful, we will start work immediately and we hope to be open in the Summer. Please reach out via our [contact form](#) with any questions.

FREQUENTLY ASKED QUESTIONS

1. Are there criminals or dangerous people?

People experiencing homelessness are in our community already, surviving in desperate situations, many of which have not committed crimes, but people are far less likely to offend while living in supported accommodation. Each homeless person that applies for a place will be expected to adhere to house rules and expectations around making a positive contribution to the community. A homeless person with a criminal record would not necessarily be refused a place to stay.

2. Is there going to be staff?

Yes, there will be paid staff and volunteers.

3. How is it different than the squatters?

Each person who asks to stay will be offered an assessment and checks will be done to ensure that they actually have nowhere to live. When someone is offered a place, they will be supported to find more settled accommodation.

4. Will there be antisocial behaviour like violence or noise?

No, there will be rules about this and staff, volunteers and other residents will be enforcing the rules.

5. How are you going to deal with it?

Anyone who is not sticking to the rules will be challenged and their place at the home may be in jeopardy depending on the situation.

6. Will there be frequent emergencies needing police presence?

This is unlikely, but the local police are aware of Seaview's work, and they are supportive so if there was a situation that required police intervention, it will be dealt with swiftly.

7. How will it affect the safety of our community?

We are confident that there will be no negative impact on the safety of the community.

8. Will there be people doing drugs?

No, there will be rules prohibiting the use of drugs and breaching these rules could lead to residents being asked to leave the house.

9. Why can't accommodation for homeless people be put somewhere more central?

Unfortunately due to the councils directive to prevent there being too many HMOs in a single area central locations are already at capacity, but the local and indeed national need for this kind of accommodation is regrettably high therefor looking a little outside of centralised locations is now essential.

The link to the councils directive is available online www.hastings.gov.uk/planning/advice/hmo/

10. Will a HMO devalue my property?

We don't know how HMO status will impact the local house prices and we aren't aware that it will, however we will maintain the property to a high standard, enforce reasonable and socially acceptable standards of behaviour, and will do our utmost to prevent any negative impact on existing local residents.

Seaview's Housing Project

The Seaview Project has been supporting people who are homeless or at risk of homelessness for 40 years from our open access centre in central St. Leonard's where we provide a wide range of health, wellbeing and essential support. Our community outreach projects are geared up to engage rough sleepers along with other vulnerable groups to try to link them in with key housing and healthcare services.

We do also provide a range of services to support other problems our community faces such as addiction and mental health, but unfortunately homelessness is on the rise, and as a charity that prides itself on improving the lives of those experiencing challenges, Seaview wants to utilise our experience and expertise to contribute to reducing the suffering of those surviving on our streets.

Seaview has been fortunate to welcome funding from the Ministry of Housing, communities and local government, Housing Justice and Hastings Borough council to support us to develop a new home in St. Leonards which will provide 8 rooms where people can live while they explore options for long term accommodation using the amazing support offered by Seaview staff and volunteers.

Our vision is that this is a safe and supportive home. There will of course be eligibility criteria, assessments, support and clear and enforced rules.

Project Outline

We have purchased a house in St. Leonards with good access to support services, and not too far from our open access centre in Hatherley Road. The house has historically been a normal residential home; however, we are aware that the house has been used as a squat in the past with reports of anti-social and troubling behaviours. This is very different to Seaview's vision. Seaview will be applying for planning permission to change the use of the property to an HMO providing 8 rooms and will be restoring the house back to a home, visually in keeping with the neighbouring properties.

Seaview will provide a holistic support package to everyone staying with us and will prioritise supporting people to find long term stable housing.

We feel strongly that we should all have a place to call home and although this is only a first step away from homelessness, it's a crucial one in people's journey to find settled accommodation. At Seaview we value each person that uses our services, and we understand the importance of providing safe accommodation from where people can reach their potential. Having this housing project could be life changing for those struggling to survive on the streets.

What's next?

We have applied for a change of use to make improvements to the building and to provide accommodation for a group of homeless people.

If successful, we will start work immediately and we hope to be open in 2025.

We understand that people may have questions so have included some frequently asked questions. However, if you would like any further information, please reach out via our contact form with any questions.

Seaview's Housing Project Updates

June 2025

We are now in the process of tendering for the restructuring works on the building which we anticipate taking us to approximately September before the internal works will be carried out. This may change depending on contractor's availability, and at present we do not know how long the works will take.

In the meantime, some other works may begin such as gardening and roofing as and when contractors are appointed.

We will ensure that any contractors are aware of the concerns from neighbours such as not parking on or using the grassy verges, and using the driveway where possible, and will ensure that they are all aware of our expectations around considerate construction practices.

July 2025

We have been working hard to finalise the documentation to enable us to go out to tender for the renovation works, and we are soon going to be approaching our preferred local building firms to provide quotes for the work. We hope to have a building contractor appointed by the end of August. It is likely that there will be a delay in the works starting as most local firms are booked up on existing jobs.

However, in the interim there has been plenty to get on with. As a condition of the planning permission being granted, we were required to display the property management details on a plaque outside the property. Two plaques have been made and will be mounted within the next week. In addition, we were required to stipulate the CCTV plans which have now been written up and sent to the Planning office.

We have a couple more items to complete to satisfy the planning permission which are being worked on.

While we are unable to start any construction yet, we have removed the belongings remaining from previous occupants and some of the fittings like cupboards and shelves in order to have a space that's clear for contractors to view and provide quotes, hopefully speeding up the process when we get there. We plan to reuse and recycle some of the items removed, reducing waste.

We have had some complaints from the neighbouring community submitted to the council, and will be meeting with those concerned in the coming weeks. Unfortunately, at present we are unclear on the full details about the complaints, but we are aware that some may include concerns over the noise of the works, an absence of the required plaque and possibly some concerns similar to those raised by neighbours in the planning consultation process.

We will do our utmost to ensure that we stick to the permitted working times, and keep noise to a minimum. We will discuss any further noise concerns in the coming meeting in case anything has been missed.

The plaque had to be designed and manufactured. we appreciate that sometimes things take longer than expected, but hopefully this being on display will alleviate that concern.

Seaview's Housing Project Updates

Our website contains a range of information about the management plan, which will hopefully alleviate some concerns, and hopefully the forthcoming meeting will allow us to include any further considerations where possible.

August/ September

We are delighted to say that we now have a preferred contractor for the works and are currently carrying out an initial stage of preparation with a view to begin building works in the first week of November. However when we have a firm start date we will ensure that we will let neighbours know.

We are undergoing conversations with the council and 3 neighbourhood representatives regarding concerns expressed in the planning consultations. Some concerns will be addressed by further conversations with the council however Seaview will continue to take on board the concerns such as those regarding potential nuisance or antisocial behaviours and incorporate these concerns into our working practises. Anyone with ongoing concerns is encouraged to contact us directly by email on admin@seaviewproject.org.uk or by phone on 01424 717980.

We were advised that our planned open day at our Seaview premises would not be welcome by neighbours who would prefer a 1 to 1 chat on the doorstep so we will endeavour to visit as many neighbours as possible in the coming weeks.

We have also been granted permission to reduce the overhanging trees at the rear of the property which will be completed by a trained professional in line with the planning requirements, and this should take place in October.

November

We were hoping to be starting works this month, however this is delayed due to essential due diligence ensuring the building plans meet regulatory compliance. We believe that building control approval is almost ready and we are in the final stage of approving our contractor. Subsequently the works are unlikely to commence in November, however if this changes we will ensure to update local residents by post and on our website.

There has been a further meeting with the head of housing and 3 local residents to present our community commitment, a document outlining the key commitments that Seaview will make to the immediate community and will be embedded into our operating model. During a recent door knock we spoke to several residents of Gresham Way, however we came across many residents not in, and we are unable to reach the whole road due to time restrictions and as such it was suggested that the local residents would value a letter regarding the coming project which will be sent.

Anyone with ongoing concerns is encouraged to contact us directly by email on admin@seaviewproject.org.uk or by phone on 01424 717980.

December

We are delighted that we are very close to being able to start works, which will commence within the next 2 weeks, and are anticipated to take 16-24 weeks to complete.



Seaview's Housing Project Updates

January

Unfortunately due to technical issues we have been delayed starting construction however we hope to be up and running soon and anticipate being able to restart in February or early March.

March

The works at High Banks are under way and we would like to remind people to contact us if there are any issues or concerns on admin@seaviewproject.org.uk or by calling 01424717980.