

From: Craig Morgan <craig.morgan@durham.gov.uk>
To: Parish Clerk - West Rainton and Leamside (westraintonparishcouncil@yahoo.co.uk)
<westraintonparishcouncil@yahoo.co.uk>
Sent: Thursday, 18 January 2018 12:02:57
Subject: Jubilee Hall - DCC Update

Hi Mark

Thanks for your letter dated the 8 January 2018.

I think the first thing to say is that DCC are in agreement with the PCs proposal to set up a working group to progress the sale of Jubilee Hall to the Parish Council and to the setting up of a new Charitable Incorporated Organisation (CIO) to oversee the running of the hall.

In terms of the next steps and the roles each organisation will play I see it as follows

- WRLCA are meeting next week to inform the association and community of the proposals. They would be part of the negotiations of the sale as the building owners and there may be some of their current members who would like to be part of the new CIO.
- The PC will establish a working group to progress the proposal working with the CA and DCC. I have been advised that you should get an independent valuation on the centre. I am looking into the costs for this as to see if any costs can be covered by the money that is available in the area. You may also want to think about what legal advice you may need and how much that would cost as we may be able to fund that as well.
- DCC / Durham AAP will help to facilitate the process and will ultimately give approval (or not) that the funding can be allocated to the PC to buy Jubilee Hall (obviously the process we are following is the only one preferred by DCC so there should not be any concerns unless things have changed substantially since the agreement was made).

The funding process as I understand would be,

- Initial costs (Legal / valuations) need to be clarified by the CA and PC and the funding committee (DCC Cabinet members for communities and economic development, along with the two county councillors for the area) will meet to approve the funding.
- Once everything is agreed and details are clarified for the sale of the building, the funding committee would meet again to approve the funding for the purchase of the building.

In terms of DCC professional services, the things you mention could not be made available by the council directly. You would need to make enquiries as to what was needed and what the costs were and then we (DCC) could look to see if these could be covered from the funding available. In terms of setting up the new CIO an organisation like Durham Community Action would be able to help. They would however need to be paid to do this.

There is also the Durham Sparks Project run through Business Durham that may also be able to help (I think they are funded so there would be no cost). They work with local VCS organisations to help them take a more business-like approach to their work. I can make enquiries with DCA and Sparks to see what they could offer and what the costs might be.

It would probably be good to meet up in the near future to look at how all of this can be progressed over the next couple of months.

Craig Morgan

Coordinator – Durham Area Action Partnership

Durham County Council