

# **West Rainton Parish Council - 19 July 2018**

## **Item 13 - Appendix 1**

### **West Rainton Parish Council and Durham County Council**

#### **Notes of meeting re Jubilee Hall - 25 June 2018**

##### **Present**

West Rainton Parish Council:

Cllr Avril Wallage (Chairman), Cllr Ian Haddick (Vice Chairman), Graeme Keedy, Project Officer.

Durham County Council:

Andrew Holtham (Property Management Team Leader), Craig Morgan (Durham AAP Co-ordinator), David Taylor (Legal Manager), Graham Woods (Economic Regeneration Manager).

##### **Background**

The meeting had been convened at the request of West Rainton Parish Council (WRPC) to seek clarity on various aspects of the Durham County Council initiated proposal that WRPC take ownership of Jubilee Hall.

During discussions, Cllr Wallage was clear that WRPC had made no decision to purchase Jubilee Hall and was only considering the potential to do so.

##### **Key discussion points and actions**

###### **Land ownership:**

Clarity required and how this may affect future sale. Craig Morgan to follow up and check title. David Taylor confirmed Charity Commission as custodian would need to agree to the proposed sale. No problem envisaged with this as long as they considered the CA was obtaining a fair price.

###### **Outstanding debt:**

DCC were clear that WRL CA would be expected to clear outstanding debt and to consider arrangements to do so. This would need to be incorporated into the legal contract of sale document.

## **Item 13 - Appendix 1 cont ...**

### **Grant conditions:**

DCC advised that no definitive timescale would be applied - any time limits would be project specific.

Parish Council representatives gave the view that a full repair and lease option was likely to be the most cost effective option for the PC but grant terms and conditions suggested this could not be considered.

DCC expressed a clear view that any of the four management models previously identified would be acceptable to them and all four should be considered by the parish council. The responsibility to determine the most appropriate management arrangements would rest solely with WRPC.

DCC confirmed that no business planning had been undertaken to underpin their proposal. Any grant application to buy the hall must be supported with a detailed business plan - typically over 3-5 yr period.

Craig Morgan undertook to identify sources of business planning advice and provide examples for WRPC.

### **Valuation:**

DCC advised that the 2015 valuation had been produced for internal use and had been cursory in nature. It was not a condition survey.

DCC emphasised that any potential purchaser should investigate the potential requirement for investment in the building - in terms of necessary repairs/remedial works and any alterations required to meet future usage needs. Any purchaser should consider the extent of costs likely to be incurred.

DCC confirmed that the Authority could not offer valuation and surveying services but could provide some "informal pointers" on the current valuation/condition.

In consideration of any grant application by the Parish Council to buy the Hall, DCC would need to be assured that the proposed purchase price was appropriate reflecting evidenced professional market valuation and building condition survey.

DCC officers undertook to supply details of suggested valuers and surveyors to WRPC; and additionally to provide free assistance with developing a specification and subsequently interpreting survey reports received.

A copy of DCC valuation report, although of limited value, would be provided.

## **Item 13 - Appendix 1 cont ...**

### **Funding sources:**

Cllr Wallage explained that the Parish Council had no budget provision for any aspect of costs associated with exploring the DCC proposal for Jubilee Hall or possible future management of the facility.

Possible sources of financial support were identified as Section 106 monies; AAP Grant funding, Ward Councillor member's funds (for cost of valuation/survey) and the Councils' newly launched Grant Finder facility.

David Taylor could provide estimates for conveyancing and lease agreement for potential new management arrangements. If a full repairing lease was the Parish Council's preferred option, cost would be considerably cheaper as this is the model already used by DCC.

David Taylor advised to progress consideration of the proposal, the Parish Council should initially work on developing a business plan to demonstrate the sustainability of the hall. This should be based on the scenario that an acceptable price could be agreed for the purchase of the hall – albeit that this made certain assumptions about condition etc.

In developing the business plan, consideration of the type of management arrangements most appropriate would be achieved through consultation with the community.

Once clarity on the preferred management model is established by the PC through the business planning process, the valuation and survey could then be commissioned to firm up assumptions made. At that point the business case could then be finalised and a decision made by the PC to proceed, or not, with a grant application to buy the hall.