

West Rainton Parish Council - 17 May 2018

Item 20: Appendix 2

Below are details of possible (but not exclusive) operational models for community buildings.

This information was kindly provided by Durham Community Action in response to an informal query from Project Officer.

1] The Parish Council holds the land and the deeds for the building, then runs the building themselves; the Parish Council would need to create a separate legal entity (e.g. incorporated charity, not for profit company) to run the building – usually within the governing documents it states that all trustees/directors would be Parish Councillors. The Parish Council would then lease the building and land to this separate legal entity. In addition, this model usually requires centre management and/or caretaker roles either voluntary or employed to run the building day to day.

2] The Parish Council holds the land and the deeds for the building, then delegates all activities to a separate management committee of volunteers (this is similar to what Spennymoor Town Council do). The Parish Council would be responsible for the building maintenance, insurances and health & safety (e.g. licences, risk assessments, legislative certifications). Whilst the volunteers on the management committee would be responsible for ensuring there were appropriate community activities in the building and they would be accountable for covering the expenses for the caretaking, cleaning and general running costs (e.g. toilet rolls, crockery, activity equipment). The management committee would need to be a separately constituted group (e.g. unincorporated, incorporated charity, not for profit company).

3] The Parish Council holds the land and the deeds for the building, then formally and legally leases the land and/or building (as a full repairing arrangement) to a separate legal entity (e.g. incorporated charity, not for profit company). The separate legal entity would be then responsible for all of the building/land up keep, maintenance, running costs and provision of the community activities (this is similar to the model that Durham County Council did with the Community Building Asset transfer programme)