

Item 20 Update from Jubilee Hall Working Group

Summary of work carried out to date

Information provided by the Communication Association (CA) regarding current activities, the audited 2017 accounts and the unaudited 2018 accounts have been reviewed.

Further information is needed to better understand and confirm the current position before projections of income and expenditure can be reasonably determined to inform the draft business plan over the period required (3-5 years).We are working with the CA to obtain the necessary information.

We are still awaiting support from DCC to obtain quotations for the structural survey/valuation to submit an application form for funding from our DCC ward members Neighbourhood Budgets. This continues to be pursued.

Research has been undertaken to identify well run community centres and how they are managed, facilities available, activities provided and the associated expenditure and income. Visits have been made to Sherburn Community Centre and Thornley Village Centre and information compiled on others from discussions/publically available information.

New Steps

The next stage planned is to consult with those identified, through the community consultation exercise, expressing an interest in joining a new management organisation. Before such consultation can reasonably be undertaken, the preferred type of new management structure needed to be considered.

Members will recall that the terms of reference for the working group identified 4 potential management options to consider. These are detailed in Appendix A for ease of reference.

Work carried out to date has helped to identify the most appropriate option on which to base the draft business case. This is option 4, a full repairing lease to a separate legal entity.

The reasons for this are summarised below:

This is considered the only affordable option for the Parish Council to consider purchasing the Hall, from grant funding available, without increasing the precept as a direct consequence of such a decision.

Whilst community consultation carried out supports the need for the Hall to justify considering buying it, there has been no consultation on whether or not residents would support the Parish Council subsidising the running of the hall by increasing the precept. The increase in precept could be substantial under other options.

The working group therefore intend to develop the draft business case incorporating the lease of the building and land on a full repairing lease to a separate legal entity. This is likely to be a charity rather than a non for Profit Company as more funding opportunities exist for the former.

Parish Council is asked to note progress made to date and approve the next steps planned.

Cllr Wallage
Working Group Chair

Appendix A

Potential Management Options

1. The Parish Council holds the land and the deeds for the building and manages the asset directly itself.
2. The Parish Council holds the land and the deeds for the building and runs the building themselves via the creation of 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.
3. The Parish Council holds the land and the deeds for the building, then delegates all activities to a separate management committee of volunteers. 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).
4. 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).