

Future of Jubilee Hall – Report of Working Group

Work in Progress

Community Consultation Survey

This is now live. Paper copies have been left in various locations around the village, not just Jubilee Hall.

The survey is being promoted by Village Partnership contacts/community groups and any social media routes are being encouraged. Also, on front cover of Village News at the initiation of the editorial group.

Information Provided by Community Association (CA)

As requested, the CA has now provided some information, using the business case template provided by DCC, relating to the current management, activities and finances. However, more information is considered necessary to fully understand current operations. Further discussions are in progress.

Orbit Workshop Session

As part of the consultation process, the working group is to hold an “Orbit” Workshop Session on 26 February. This is to be facilitated by David Jackson from Durham Sparks. Its purpose is to help determine and plan a vision for the future use and potential management arrangements. This is needed to inform the draft business plan. Some members of the Village Partnership and our 2 County Councillors have been invited to attend.

This is likely to be the first of a number of such sessions to be held with interested parties over the next few weeks as part of a wider community consultation plan.

Valuation and Condition Survey

As reported to the Parish Council at its July meeting, it was agreed with DCC officers at a meeting held in June last year that a draft business case should be prepared before the Parish Council considered commissioning a structural survey.

This approach was suggested by DCC’s legal representative to provide assurance to the Parish Council, and potential funders of the survey, that in a debt free scenario there was sufficient evidence to demonstrate that the Hall could be financially sustainable in the medium term. (3-5 years) before any resources were incurred on the cost of a survey. The advice given was therefore to prepare a draft business plan 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. The intention was that once clarity on the preferred management model is established by the Parish Council through the business planning process, the valuation and survey could then be commissioned to firm up assumptions made and finalised the business plan.

However, Durham Sparks have advised that it would be more helpful if the valuation/structural survey could be undertaken concurrently to the community consultation exercise. Without information relating to the current market valuation,

building condition and estimated costs of any remedial works, proper consideration of the various options for potential future management arrangements could not be meaningfully undertaken.

The Parish Council is therefore asked to consider approving the commissioning of a current market valuation and full building survey.

In considering this request the Parish Council is asked to note:

1. The Dec 2017 Accounts showed a £4604 net surplus on the cost of charitable activities for the period (Dec 2018 are not yet available).
2. At the above mentioned June meeting, the DCC Asset Management Officer undertook to supply details of suggested valuers and surveyors; and additionally to provide free assistance with developing a specification and subsequently interpreting survey reports received.
3. A budget estimate for the cost of the valuation and building condition survey is considered to be in the region of £2000-£4,000.
4. Potential external funding Source – DCC Ward Councillors Members Funds.
5. If approval given, 3 competitive quotes will be obtained, and funding options considered and reported back to Parish Council

Jubilee Hall Working Group

February 2019