

Committee: Community and Housing

Agenda Item

Date: 11 November 2010

7i

Title: Priors Green Community Hall

Author: Gaynor Bradley, Community Partnerships Manager, 01799 510348

Item for decision

Summary

- 1 The purpose of this report is to seek the approval of the Community and Housing Committee to the transfer of the Priors Green Community Hall to Takeley Parish Council.

Recommendations

- 2 That Members recommend to Full Council the transfer of the Priors Green Community Hall to Takeley Parish Council along with the associated Section 106 monies.

Financial Implications

- 3 It may be necessary to transfer a small working budget to Takeley Parish Council from the income received from bookings to date. Also, the Section 106 Funding will need to be transferred to the Parish Council.
- 4 Countrywide Surveyors have advised the value of the land and building as follows: Land Value £200,000, Building Value £750,000

Background Papers

- 4 The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report:
 - Section 106 Agreement.

Impact

5

Communication/Consultation	Community Survey has been carried out and discussions have been ongoing with community volunteers and representatives of Takeley Parish Council.
Community Safety	Appropriate security measures are being installed at the Centre but there is no other community safety impact on the general public.

Equalities	None
Health and Safety	None
Human Rights/Legal Implications	Legal Responsibility for the Community Hall will transfer to Takeley Parish Council
Sustainability	None
Ward-specific impacts	None
Workforce/Workplace	None

Situation

- 6 The Community Hall at Priors Green was handed over to the District Council on completion. The intention at the time was that negotiations would commence with Takeley Parish Council regarding the building eventually being transferred into the ownership of that authority.
- 7 A Community Survey was carried out among the residents of Takeley and Little Canfield seeking views on the type of activities people would like to use the facility for and inviting volunteers to join a Management Committee. Eight people volunteered to become part of a Management Committee that would have control of the day to day running and maintenance of the building and meetings have been held on a regular basis to investigate the process required to establish a Charitable Trust to manage the facility. A representative of the Rural Community Council for Essex has been providing advice and guidance on how the arrangement would work with Takeley Parish Council leasing the building in accordance with a model trust deed to the Management Committee.
- 8 The Volunteers have signed declarations to become charitable trustees but it will not be possible to register as a Charity until the Parish Council is in a position to formally lease the building to the Management Trust. Therefore, it is now necessary for the District Council to transfer the ownership of the building to Takeley Parish Council.
- 9 As part of the Section 106 Agreement monies were earmarked as funding for maintaining community facilities on the Priors Green Estate. Those monies will now also need to be transferred to Takeley Parish Council.
- 10 To date the District Council has been funding the staffing, maintenance and utility costs of operating the building. Once the building is transferred to Takeley Parish Council this will discharge the District Council of all responsibility for this building.

Risk Analysis

11 Due to the amount of preparatory work already undertaken it is unlikely that the building will not be transferred to the Parish Council, providing the relevant Section 106 money accompanies the transfer.

Risk	Likelihood	Impact	Mitigating actions
Not transferring the building to the Parish Council will result in an ongoing cost to the District Council.	1	3	The Management Committee and the Parish Council have agreed the way forward therefore it is highly unlikely that the transfer will not go ahead.

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.