



Derby City Council

**Communities Scrutiny Review Board  
11 September 2017**

**ITEM 9**

Report of the Strategic Director of Communities  
and Place and Deputy Chief Executive

**Council Owned Community Buildings – Responsibilities & Pricing**

**SUMMARY**

- 1.1 The Chair of the Communities Scrutiny Board at the meeting held in June 2017 requested data and information regarding a number of issues relating to *Community Buildings*. A verbal update was therefore provided by the Head of Strategic Asset Management & Estates (SAM&E) on 10<sup>th</sup> July and further queries were subsequently raised. This report looks to address those queries, with specific reference to:-
- Responsibility of the day to day running of the community buildings
  - Responsibility regarding paying the utility bills for the premises
  - The Hire Pricing structure for each of the buildings (and the contact details information for the public to be able
- 1.2 The Strategic Asset Management & Estates Team has investigated the queries and this report sets out the findings. These are:-
- Responsibility for the day to day running of the buildings is with the Community organisations who lease the buildings from the Council.
  - The Community organisations are responsible for paying the utility bills. The Council does not subsidise these outgoings
  - The hire pricing structure for each of the buildings, which met the criteria defined by the SAMT & E, is set out in Appendix 2

**RECOMMENDATION**

- 2.1 To consider this report
- 2.2 To make any further comments or recommendations following discussions on the items at 2.1.

**REASONS FOR RECOMMENDATION**

- 3.1 To enable the Board to be apprised of the current situation regarding Community Buildings

## SUPPORTING INFORMATION

- 4.1 The Chair of the Communities Scrutiny Board requested data and information regarding a number of issues regarding Community Buildings. These issues included:-

- Responsibility of the day to day running of the community buildings
- Responsibility regarding paying the utility bills for the premises
- The Hire Pricing structure for each of the buildings

### 4.2 **Community Building Definition**

For the purpose of this report, the definition of Council owned community buildings was taken to be “multi use buildings” with the capacity to be hired to members of the community for sessional space, as opposed to single use buildings (such as Cricket and Bowls Pavilions, Scout Huts, Changing Rooms etc.) leased to third parties and subsequently managed by Community organisations.

- 4.3 A review of the Council's property portfolio identified that the Council' owns 33 community buildings defined, in accordance with the criteria set out in 4.2 above, in the table below

<b>Building Categorization</b>	<b>Number of Buildings</b>
<b>Multi use</b> - meet the criteria set out in 4.2 above. (See Appendix 2 Council Owned – Multi Use)	25
<b>Single use</b> - would otherwise be considered multi use but are currently being used for a single purpose. (See Appendix 3 Council Owned – Single use)	8
<b>Total</b>	<b>33</b>

For the purposes of addressing the queries raised at Communities Scrutiny Review Board, SAM&E have sought information on the 25 Community Centres detailed in Appendix 2.

**NB** In addition to the above the Council owns the land but not the community buildings at Sinfin Moor and Swallowdale Lane (Ground Leases)

#### 4.4 **Contact Details – hiring space within Community Buildings**

At the Communities Scrutiny Review Board held 10<sup>th</sup> July, members of the Board expressed concerns regarding the lack of contact details for community managed buildings and hiring them.

Further investigations by SAM&E established that basic contact details for some, but not all, of the Community Centres can be found on the Council's website. No hire pricing details are provided but can be obtained using the aforementioned contact details.

- 4.5 The Council itself has a site called '**In Derby**', accessed through the main Council website, which enables members of the public to enquire about space hire throughout the Council's Leisure portfolio. Full details regarding pricing is not provided primarily because it is often complicated by the range of potential users/user groups and any subsidies/grants which may be applicable (See CMIS - Communities and City Centre Regeneration Cabinet Member Report – Item 5 – Leisure Pricing on 22 November 2016). As of 16<sup>th</sup> August 2017 Community Centres have been added to 'In Derby'.

#### 4.6 **Lease Obligations**

Each of the buildings listed in Appendix 2 are let to a third party community organisation invariably set up for the sole purpose of managing the specific building under leases of varying length at peppercorn rents.

- 4.7 The Council generally retains responsibility for repairing and maintaining the buildings whilst the leases confer responsibility to the community organisations for minor internal repair and decoration and the day to day running costs.

- 4.8 In four instances (where Community Asset Transfers have taken place) the community organisations are **solely** responsible for the repair of the building (internal and external) as well as the day to day running costs. This will be due to the following reasons:-

- The community organisation will have used their own funds to invest significantly in the building to enable its use or;
- the building was built/refurbished, as a consequence of a successful bid by the organisation for funding for that specific purpose or;
- the community organisation intends to obtain funding to refurbish and maintain the building.

4.9 **Pricing Structure (Hiring of sessional space)**

The SAM&E team, where able, have obtained the hire pricing structure for each building. Generally the rates being charged are consistent and compare favourably with those provided by *Community Action Derby* on their website – relating to the community organisations they support around the City. A number of the Council's Community Centres are included in their list of venues.

4.10 Whilst the leases will dictate that the buildings should be used by, and for the benefit, of the local community, the Council does not dictate a pricing structure. Hire pricing are determined by quality and type of facilities, hours of use, the running costs of the facilities, location, capabilities of the community organisation, etc.

4.11 **Payment of Utility Bills**

Tourism, Leisure and Culture, who are invariably the holding Department, have confirmed that they do not subsidise the payments of utility bills. Furthermore there is no evidence to indicate any other Council Department subsidises payments of these bills by the community organisations.

<b>OTHER OPTIONS CONSIDERED</b>
---------------------------------

5.1 N/A

This report has been approved by the following officers:

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Jayne Sowerby-Warrington
--	--------------------------

<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Colin Hayes 01332 643335 colin.hayes@derby.gov.uk None Appendix 1 – Implications Appendix 2 - Council-owned Community Buildings (multi use)
---	--

<b>IMPLICATIONS</b>
---------------------

**Financial and Value for Money**

- 1.1 The Council does not subsidise community organisations leasing council owned building.

**Legal**

- 2.1 In general the leases under which the Community organisations occupy the buildings have not been excluded from the Landlord and Tenant Act 1954. Therefore unless the organisations breach the terms of their leases they will benefit from Security of Tenure. In such circumstances it would be difficult to vary the lease from its original terms.

**Personnel**

- 3.1 N/A

**IT**

- 4.1 N/A

**Equalities Impact**

- 5.1 N/A

**Health and Safety**

- 6.1 N/A

**Environmental Sustainability**

- 7.1 N/A

**Property and Asset Management**

- 8.1 As set out within this report

**Risk Management and Safeguarding**

9.1 N/A

### **Corporate objectives and priorities for change**

10.1 **Enabling individuals and Communities** - continuing our Delivering Differently Programme which includes working with our communities to find the most sustainable way of delivering services.

**Council Owned – Community Buildings (Multi-use)**

Property	Address	Rent	Who is responsible for the day to day running	Maintenance responsibility	Who pays or is responsible for payment of their utility bills	How much is charged for their hourly usage
54	Community Centre at Boulton Lane Recreation Ground, Boulton Lane, Alvaston Derby DE24	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	e-mailed awaiting response
58	Bramblebrook Community Centre, Stockbrook Street, Derby DE22 3WH	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£15-£25
112	Chaddesden Hall Community Centre, Chaddesden Lane, Chaddesden DE21 6LL	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£15-£20
120	Chellaston Community Centre, Barleycroft, Derby DE73 6TU	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£20-£24
131	Chester Green Community Centre, Derby DE1 3RQ	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£15
161	Darley Abbey Village Hall	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£7-£20
221	Field Lane Community Centre DE24 0GP	a peppercorn	Tenant	Tenant - Structural elements DCC	Tenant	£10
267	Grange Hall Community Centre Park Lane DE23 6FX	a peppercorn	Tenant	DCC - Tenant internal repair and decorations only	Tenant	£8-£16.67
277	Guru Ravidass Centre	a peppercorn	Tenant	DCC - Tenant internal repair and decorations only	Tenant	£30
316	Heatherton Community Centre, Hollybrook Way, Heatherton DE23 3TZ	a peppercorn	Tenant	DCC - Tenant internal decorations predominantly	Tenant	£20-£35
304	Keldholme Lane Community Centre, Alvaston DE24 0RY	a peppercorn	Tenant	Tenant - Structural elements DCC	Tenant	e-mailed awaiting response
357	Lonny Wilsoncroft Centre Stepping Lane DE1 1GL	a peppercorn	Tenant	Tenant	Tenant	£8
341	Mandela Centre	a peppercorn	Tenant	Tenant	Tenant	e-mailed awaiting response
359	Mickleover Community Centre, Derby DE3 0DA	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£9.30-£18.70
363	Mickleover Community Pavilion / Vicarage Road Community Centre	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£6-£12
332	Community Centre at Normanton Park, Warwick Avenue DE23 8DA	a peppercorn	Tenant	Tenant	Tenant	£30
401	Nunfield House Boulton Lane DE24 0FD	a peppercorn	Tenant	DCC - Tenant internal repair and decorations only	Tenant	£8-£30
404	Oakwood Community Centre, Springwood Drive, Oakwood DE21 2RQ	£1,300pa (repayment of loan)	Tenant	DCC - Tenant internal decorations only	Tenant	£10-£20
415	Community Centre at Osmaston Park, Derby DE6 1LW	a peppercorn	Tenant	DCC - Tenant internal repair and decorations only	Tenant	£6-£30
453	Roe Farm Community Centre, Worcester Crescent Derby DE21	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£5-£10
617	Sinfin Enterprise Centre SUPORT Sheridan Street DE24 3HG	a peppercorn	Tenant	Tenant	Tenant	£10-£20
410	Spondon Village Hall, Sitwell Street Derby DE21 7FG	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£5.50-£25
503	St Augustines Community Centre, Almond Street derby DE23 6LX	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£14-£18
330	Sunnyhill Community Centre, Coleridge Street DE23 8AF	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£11-£25
570	West End Community Centre, Mackworth Road DE22 3BL	a peppercorn	Tenant	DCC - Tenant internal decorations only	Tenant	£12.50