
Community Asset Programme
Update Summary – December 2013

PERCY COMMUNITY CENTRE

PSRN: Y006	Ref: 1	Website: http://www.percycentre.org.uk/
Summary of asset use	A well-maintained, accessible community resource for local people and voluntary sector and community groups. The Centre hosts a regular schedule of around 25 different activities each week.	
Aims of organisation- eg from Articles of Association	“The further benefit of the residents of Bath and North East Somerset without distinction of sex, sexual orientation, race or of political, religious or other options by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation, leisure time occupation with the objective of improving the conditions of life for the residents.”	
Governance of organisation	Percy Community Centre is a registered charity providing education and recreational activities for the local community having c 20,000 users a year. The Centre is used for a wide range of activities, both educational and recreational. From May 2009 Percy Community Centre became a charity and a private incorporated company. It currently has a board of six trustees. The Centre has broadly broken even over the last three years which signified a halt to a long period of deficit resulting from the withdrawal of funding for the Centre Manager’s post. This period of deficit left the Centre without any significant unrestricted reserves. This has been roughly balanced over the last three years with Centre income being greatly increased to cover the budget deficit.	
Current situation inc. assessment of ERV and asset value where appropriate	Market Rent – £43,000 Let to Percy Community Centre Ltd. Lease goes back to 1995 and renewal is outstanding. Discussions ongoing re potential Community Transfer. Current Rent £200pa. Council carries out responsive repairs and the property is attached to a number of service contracts. Total maintenance in the last 2 financial years is £10,500 however substantial works have been carried out in recent years. Lift and Heating replacement, DDA, replacement doors, windows etc.	
Financial implications	Potential for reductions in expenditure to as the expectation is that this will make direct savings from moving to a full-repairing lease. Major expenditure in recent years so presumption is that the building is in good order. Loss to budget of £200 if rent abated.	
Relevant Council objectives	<ul style="list-style-type: none"> • The people most in need are supported to live full active lives • Children and young people enjoy their childhood and are prepared for adult life • There are activities and opportunities to help young people to make a positive difference to their lives and communities • Everyone has the opportunity to participate in sports, leisure and cultural activities • Reduced inequality between communities across Bath & North East Somerset 	
Community benefits	The key additional value from asset transfer in this case is to unlock the capacity of the organisation so it can become self-sustaining and develop services in line with its objectives, including gaining additional external funding, as well as to free the Council from repairing obligations.	

	<p>In practice the Centre's immediate areas of benefit are the city centre wards of Kingsmead and Abbey where the Centre and its outreach services are located. Users may travel to the centre from all areas of Bath and mobile crèche services extend as far as Keynsham and Midsomer Norton.</p> <p>The Centre is used by approximately 20,000 people each year. The most recent figures from projects and sessions indicate that:</p> <ul style="list-style-type: none"> • 23% of users are residents of social housing in Kingsmead • 63% of users are from wards with a high score on the index of multiple deprivation • 32% of users are black or minority ethnic (BME) <p>The Centre hosts a regular schedule of around 25 different activities a week including exercise and dance, creative writing, parenting advice, welfare to work programmes, play groups and a wide range of sports and martial arts. It attracts funding to provide free activities for children and young people, older people and minority groups. The Centre also organises activities designed to bring all parts of the community together.</p> <p>In 2004, subsidy for office costs ended, Percy has been working with B&NES over a period to take full responsibility for the building, with an annual maintenance saving. Additional office space is a crucial aspect of the business model to sustain this, with longer-term anchor tenants underpinning ad hoc hire to community users.</p> <p>The Centre proposes :</p> <ul style="list-style-type: none"> • to respond to the needs of the community by working within it, identifying gaps in provision and addressing these through attracting or providing services to meet those needs. • to further develop earned income to cover increased running costs associated with the long term lease and rebuild reserves. Key future income streams include further development of the after school club and mobile crèche business and setting up and letting of three small offices spaces. These incomes will also allow all costs to be covered and surplus made that can be ploughed back into community need including subsidise room hire for genuine small community organisations. • to encourage new groups and offer introductory discounts and arrangements for groups with little or no funding • to act as an exemplar of a self-sufficient community anchor building and help support other organisations to develop their potential • to attract volunteer time- currently 40 hours per week
Preferred Outcome	<p>99-year lease with full repairing and insurance with safeguards and annual visit/ceremony. The lease to reserve a market rent. However, the lease will abate the rent to zero on the condition that, every five years, the group provides a copy of its constitution, articles of association and other supporting documentation to satisfy the Council that it continues to operate the property for appropriate purposes.</p>
Key Risks/Issues	<p>Must be subject to non-assignment (although sub-letting in part is acceptable) and to ensure development is only in line with the aims of the organisation. There will be reversion in the event of any winding-up.</p>

WHISTY COMMUNITY CENTRE, STONEABLE RD

PSRN: Y034	Ref: 2	Website: http://www.wellaware.org.uk/organisations/3500-whitelands-springfield-and-tyning-community-association-whisty
Summary of asset use	<p>The Whisty Community Association provides community facilities and services tailored to meet local needs in Whitelands Springfield and Tynning. It works with statutory authorities, schools, colleges and voluntary organisations to improve the quality of life of the inhabitants of the WHISTY area. Services available include a pre-school playgroup and parent toddler group.</p>	
Aims of organisation- eg from Articles of Association	<p>To promote the benefit of the inhabitants of the area of benefit without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare, for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.</p> <p>to establish or secure the establishment of a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects.</p> <p>to promote such other charitable purposes as may from time to time be determined.</p> <p>The charity shall be non-party in politics and non-sectarian in religion.the area of benefit ("area of benefit") shall be the Whitelands Springfield & Tynning area of Radstock and the adjoining neighbourhood</p>	
Governance of organisation	<p>Whisty Community Hall at The Tynning Radstock has been run by a Management Committee which comprises of a number of local residents in the area. They are the most financially successful Hall within North East Somerset. The Management Committee took over the running of the building when it was constructed following a grant from the old Wansdyke Council. There are four Trustees who undertook the transfer of the lease from Wansdyke to B&NES Council. Management Committee members spend considerable amounts of their own time in fundraising and event planning to generate income for the hall. The Council has secured assistance for the Trustees and it is understood that they are progressing a move to a CIO structure that meets their current and future requirements and addresses the issue of risk and liability.</p>	
Current situation inc. assessment of ERV and asset value where appropriate	<p>Market rent - £20,500 Let to Community Association. 20 year lease from 1993 expiring 2013. No rent passing. No maintenance but have carried out some compliance expenditure.</p>	
Financial implications	<p>No income received. No expenditure. No new financial implications.</p>	
Relevant Council objectives	<ul style="list-style-type: none"> • The people most in need are supported to live full active lives. • Children and young people enjoy their childhood and are prepared for adult life • Everyone has the opportunity to participate in sports, leisure and cultural activities • Reduced inequality between communities across Bath & North East Somerset 	

<p>Community benefits</p>	<p>The key outcome of this lease is to continue and expand the work of a valued community facility in an area of need. The Whisty building sits in an area of relative deprivation within the Radstock ward. It is a very well used hall with an income currently of nearly £70k per annum. The Trustees have undertaken a process of setting up a Community Interest Organisation to run the building. The Hall has a long track record of delivering tangible benefits to local residents in a deprived area.</p> <p>Community value from our work with this organisation includes:</p> <ul style="list-style-type: none"> • Delivery by the Council an element of support for young mothers and families through the use of the building. • Acting as an exemplar of the new Community Interest Organisation model • The Trustees have undertaken a process of setting up a Community Interest Organisation to run the building. • Attracting significant volunteer time from committed individuals in the area. • Providing a well-managed and safe social venue for residents in the local area.
<p>Preferred Outcome</p>	<p>99-year lease with full repairing and insurance with safeguards and annual visit/ceremony. The lease to reserve a market rent. However, the lease will abate the rent to zero on the condition that, every five years, the group provides a copy of its constitution, articles of association and other supporting documentation to satisfy the Council that it continues to operate the property for appropriate purposes.</p>
<p>Key Risks/Issues</p>	<p>There is no national body to report to and this is a standalone organisation. The agreement will need to formalise use of the bar (for events only) and incorporate the car park. Also ensure that activity must be for the objects of the organisation only with safeguards (i.e. surrender of lease) if the organisation is wound up.</p>

MIDSOMER NORTON RAILWAY STATION

PSRN: LA54	Ref: 5	Website: http://www.sdjr.co.uk/
Summary of asset use	The Somerset & Dorset Railway Heritage Trust operates a heritage railway from its station at Midsomer Norton and is currently extending its operation	
Aims of organisation- eg from Articles of Association/ Charitable Objects	<p>(1) the preservation, restoration and use of any section of the former Somerset & Dorset joint railway called in this document "the railway". This to include trackbed, stations, bridges, viaducts, culverts, cuttings, out buildings, adjacent land (e.g. woodland) and any running stock that the trust may buy, store, borrow, or loan.</p> <p>(2) the preservation and display of historic artefacts, relics and documents of the railway or railways in line with the company's acquisition and disposal policy.</p> <p>(3) the carrying out of research into the history and operation of the railway or railways generally, the study of local history in relation thereto and the publication or other dissemination of the results of such research and study.</p> <p>(4) the education of members of the public about the history and operation of railways generally and the railway in particular.</p> <p>(5) the provision of recreation facilities in the interests of social welfare with the objectives of improving the condition of life of such persons who have need of such facilities by reason of their youth, old age, disability or social circumstances; and</p> <p>(6) the provision of educational and training facilities for those engaged in the restoration and operation of the railway or railways in general</p>	
Governance of organisation	<p>The Somerset and Dorset Railway Heritage Trust is a charitable company with its own Board of Directors. They have recently set up an additional operating company that is responsible for the running of fee-paying passenger services from the station on selected dates. They have a recently adopted strategic plan.</p> <p>To date, they have funded project development work largely from a combination of grant aid, member and visitor donations, free supplies of redundant railway materials and rolling stock, and income such as Gift Aid. They are introducing a more systematic annual budgetary planning process. Their revenue stream is reasonably predictable, based on past trends. Their headquarters is the old station building, which also houses our gift shop, second-hand bookshop and ticket office.</p>	
Current situation inc. assessment of ERV and asset value where appropriate	<p>Market Rent - £12,500. Let 25 years from 2003. 100% subsidised. Fully repairing lease so no expenditure.</p>	

Financial implications	No income received. No expenditure. No financial implications.
Relevant Council objectives	<ul style="list-style-type: none"> • There are activities and opportunities to help young people to make a positive difference to their lives and communities. • Everyone has the opportunity to participate in sports, leisure and cultural activities
Community benefits	<p>The overall strategic policy framework of the organisation can be summarised as follows:</p> <ul style="list-style-type: none"> • to restore a representative section of double-track main line for operation of heritage trains representing the early 1950s period. • to develop an Somerset & Dorset Railway-themed group of attractions based on Midsomer Norton Station, together with associated visitor facilities. • to restore and make accessible railway heritage connected with the Somerset and Dorset Railway, particularly at Midsomer Norton, including buildings, grounds and running stock. • to encourage community involvement through local volunteering, educational visits and use of local contractors, services and suppliers. • to support tourism in the local economy by attracting visitors from many destinations and combining with other local and regional attractions where appropriate. • to manage the railway corridor to conserve and enhance the man-made and natural environment associated with the railway. • to encourage access for all, in so far as it is consistent with safe railway operations, security, environmental protection and maintaining the historic character of the railway <p>Community value identified in the Strategic Plan include:</p> <ul style="list-style-type: none"> • Public access to normally be permitted to the station forecourt, main station buildings, toilets, shelter, platforms, designated pathways, the picnic area between the museum and loading dock, the woodland, the pill box area and designated viewpoints. Note: as a result of the community asset transfer process, the lease for the nature reserve is to revert to B&NES Council and this will provide good opportunities to promote volunteering and integrate with wider Council services. • Disabled access to be accommodated in ways that avoid or minimise any adverse impacts on the historic appearance of the grounds • Garden areas and flower beds to be restored as far as possible in their original locations and to their original appearance, including the use of similar species of plants. • Boundary fencing of railway land to be restored for visual and historic reasons and as a safety/security measure. • The donation or loan of historic railway-related artefacts and ephemera to be encouraged for conservation and display under maximum security in the museum building. • Museum displays to focus on the railway in the local communities. • A system of support for the welfare and development of volunteer staff to be developed.
Preferred Outcome	99-year lease with full repairing and insurance with safeguards and annual visit/ceremony. The lease to reserve a market rent. However, the lease will abate the rent to zero on the condition that, every five years, the group provides a copy of its constitution, articles of association and other supporting documentation to satisfy the Council that it continues to operate the property for appropriate purposes.

Key
Risks/Issues

It is understood that an agreement has been made with Parks on operation of the nature reserve. S&D are a trust and a charitable company and therefore risk to the individual Directors is kept to a minimum. This is a properly constituted group with considerable membership, generating positive income.

MIDSOMER NORTON TOWN TRUST

PSRN:	Ref: 10	Website: http://www.midsomernortoncommunitytrust.co.uk/
Summary of asset use:	<p>Midsomer Norton Town Hall- used as offices for Midsomer Norton Town Council and lettings</p> <p>Orchard Hall- used for lettings</p> <p>Various areas of landscaping in the town</p>	
Aims of organisation- eg from Articles of Association	<p>Objectives of Trust:-</p> <ul style="list-style-type: none"> • managing community buildings and spaces on a day to day basis • organising community events and activities • encouraging community groups in the town <p>Note: currently applying for charitable status</p>	
Governance of organisation	<p>The Midsomer Norton Town Trust holds assets and the Midsomer Norton Community Trust manages buildings on a day to day basis. A Community Development Manager will manage the buildings. Currently applying for charitable status.</p>	
Current situation inc. assessment of ERV and asset value where appropriate	<p>Market Rent - £25,000-48,500</p> <p>No rent passing; current outgoings £1,000 p.a.</p>	
Financial implications	<p>Potential savings to Council from Town Hall, Orchard Hall and green spaces/toilets maintenance. Various works required to buildings required to be undertaken by B&NES prior to lease commencement.</p>	
Relevant Council objectives	<ul style="list-style-type: none"> • Clean streets and open spaces • The quality of the environment is maintained or enhanced 	
Community Benefits	<p>There is an opportunity to transfer assets to a locally-based Trust and encourage localism also in respect of some local maintenance activity. One of the assets, Orchard Hall is in an area of deprivation.</p> <p>This Trust has been set up by Midsomer Norton Town Council: it is run independently from the Council by the Trust's own Trustees with its own terms of reference. The Town Council has committed £30,000 per annum to support the activities of the Town Trust</p> <p>Key commitments and actions from the Trust are:</p> <ul style="list-style-type: none"> • A Community Development Manager has been appointed – the role is to manage and develop the core building assets on a day to day basis, promote the usage of the buildings, manage community events and help groups apply for external funding • The Trust is seeking to increase volunteering opportunities for local people through managed activities. • Events and activities include Wedding venues and a Community Cinema 	

Preferred Outcome	99-year lease with full repairing and insurance with safeguards and annual visit/ceremony. The lease to reserve a market rent. However, the lease will abate the rent to zero on the condition that, every five years, the group provides a copy of its constitution, articles of association and other supporting documentation to satisfy the Council that it continues to operate the property for appropriate purposes.
Key Risks/Issues	The new trust launched on 24 June.

SCOUTS, KELSTON RD

PSRN: 6088	Ref: 8	Website: http://www.31stbathscouts.org.uk/index.php/cleeve-hill-campsite
Summary of asset use:	Used as a the Bath District Scout campsite which can currently accommodate up to a District sized event. Plus an extended area currently let for grazing purposes.	
Aims of organisation- eg from Articles of Association	The aim of The Scout Association is to "promote the development of young people in achieving their full physical, intellectual, social and spiritual potential, as individuals, as responsible citizens and as members of their local, national and international communities".	
Governance of organisation	Links with nationally-constituted organisation	
Current situation inc. assessment of ERV and asset value where appropriate	Market Rent - £1,450 Let to Scout Group for 25 years. Tenant - City and Bath District Scout Council. No rent assistance. Rent currently £200pa credited to Commercial Estate. No maintenance expenditure.	
Financial implications	£200 pa current rent	
Relevant Council objectives	<ul style="list-style-type: none"> • The people most in need are supported to live full active lives • Children and young people enjoy their childhood and are prepared for adult life • There are activities and opportunities to help young people to make a positive difference to their lives and communities • Everyone has the opportunity to participate in sports, leisure and cultural activities 	
Community Value	The Scouts wish to acquire a longer lease including additional land adjacent to their current site. This would enable them to invest in more modern facilities which would in turn allow for greater use of the site by a range of youth groups. The expectation is to see separate units within the site allowing for more groups to be there at the same time.	
Preferred Outcome	99-year lease with full repairing and insurance with safeguards and annual visit/ acorn ceremony. The lease to reserve a market rent. However, the lease will abate the rent to zero on the condition that, every five years, the group provides a copy of its constitution, articles of association and other supporting documentation to satisfy the Council that it continues to operate the property for appropriate purposes.	
Key Risks/Issues	Part of the site is currently used for casual grazing and the proposal is for this to be transferred as a sub-tenancy; agreement requires careful working in relation to ensuring development is only in relation to current Scout purposes and activities ancillary to it (e.g. training room, cafe); the overall policy context	

	<p>is to safeguard a "green lung"; there is currently protection of the site re AONB and green belt but there may be longer term development pressures. There is therefore a latent development/hope value to the site and it is recognised that the preferred outcome sterilises the site for the length of the lease</p>
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