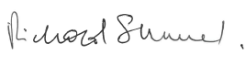


Single Member Cabinet Decision**Executive
Forward Plan
Reference****E3275****Mission Theatre – Community Asset Transfer**

Decision maker/s	Cllr Richard Samuel, Cabinet Member for Resources
The Issue	<p>Next Stage Theatre Company (NSTC) have applied for a Community Asset Transfer (CAT) for the Mission Theatre. The CAT transfer will enable the company to make some investment into the building as well as create new job opportunities and additional community activities. NSTC have completed Stage 3 of the CAT process which requires submission of a full business plan and supporting documentation. The proposal meets the objectives of the Council's Community Asset Transfer Policy and has been approved by the Council's Property Board.</p>
Decision Date	Not before 6 th May 2021
The decision	<p>The Cabinet Member agrees to delegate authority to the Head of Estates to;</p> <ul style="list-style-type: none">• complete the disposal of Mission Theatre by way of a lease in line with the draft Heads of Terms.• abate the rent to a peppercorn subject to Next Stage Theatre Company satisfying the Council that they will use the building for the purposes set out in their Business Plan.
Rationale for decision	<p>The CAT is offered on a lease term of 99 years. The transfer will take place on the basis of the current condition of the building and liabilities for maintenance will be the responsibility of NSTC.</p> <p>NSTC's annual rent as at November 2020 is £15,603 per year. This will be abated to nil subject to NSTC delivering the community benefits generated against their business plan.</p> <p>This proposal is in line with the Council's policy regarding Community Asset Transfers the aim of which is to help secure community benefits in line with the Council priorities and objectives.</p>
Financial and budget implications	<p>Granting of the new lease will lead to the surrender of the current lease, and the council to forego the annual rent, as set out above. NSTC has identified the need for capital works valued at £110,000 and this transfer will result in avoidance of future liabilities for the council. Offering a long-term lease provides the NSTC security of tenure to raise funds to improve the building as well as develop their programme of activity and identify a new performance venue for further activities.</p>

Issues considered	Social Inclusion; Sustainability; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Other Legal Considerations
Consultation undertaken	Ward Councillor; Cabinet colleagues; Other B&NES Services; Service Users; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer
How consultation was carried out	NSTC have undertaken their own consultation with members and key stakeholders regarding their future proposals. NSTC's steering group play a key role in inputting into the vision. Engagement with local schools has already taken place.
Other options considered	<p>A number of tenancy options have been explored with NSTC, however the Community Asset Transfer has been considered the most appropriate option to support the long term objectives of the NSTC and the Council's Corporate objectives.</p> <p>This option enables the community to retain an important performing arts resource for the long term.</p>
Declaration of interest by Cabinet Member(s) for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker/s	
Date of Signature	10.5.2021
Subject to Call-in until 5 Working days have elapsed following publication of the decision	