

COUNCIL MEETING – 9 DECEMBER 2014

REPORT OF THE ADDITIONAL RESOURCES COMMITTEE

19 November 2014

Present: Councillors Bell (Chairman), Allebone, Carr, Dholakia, Emerson, Graves, Griffiths, Harrington, Henley, Morrall, Scarborough, Ward and M Waters.

Also present: Mrs L Elliott, Head of Finance, Mrs B Lawrence, Head of Resources, Mr G Hollands, District Law and Mrs C A Mundy, Democratic Services Officer.

(Councillors Bass and Maguire attended as observers.)

1. APOLOGIES FOR ABSENCE

RESOLVED to note that apologies for absence were received from Councillors Hollyman and Partridge-Underwood.

2. DECLARATIONS OF INTEREST

RESOLVED to note that there were no declarations made.

3. GLAMIS HALL

Mrs H Saunders addressed the committee and thanked members and officers for their help and assistance during the negotiations towards moving the community asset transfer forward.

The annexed circulated report of the Head of Resources was received to consider whether, and on what terms, a community asset transfer of Glamis Hall and its contents to Glamis Hall for Hall (GHfA), an organisation which will undertake to continue to provide similar services and develop the premises into a community facility, could take place.

The report detailed the previous decisions made by committee with regard to Glamis Hall and the Resources Committee recommendation of 16 September 2014 that the building be closed with effect from 1 January 2014 and, with it, the day centre.

Subsequent to the decision being made an approach had been received for the possible provision of day care and other community services in the borough by Glamis Hall for All (GHfA).

Appended to the report were five documents; Appendix A – GHfA risk register; Appendix B - GHfA: who the service is aimed at; Appendix C - Community asset transfer summary; Appendix D business case from GHfA and Appendix E redundancy and early retirement. Appendices D and E were both exempt.

With regard to the transfer of the property, the report detailed the options available for the transfer of Glamis Hall and its car park as a community asset transfer. These included a leasehold arrangement at a low rent, a freehold transfer at below market value, or a short lease followed by a freehold transfer. The benefits and risks of each were outlined.

The report set out the aspirations of GHfA, who had expressed a desire to provide a community hub on the premises that would continue to house facilities for elderly people (albeit in a different format), but also develop provision for young people, families, and leisure users. Members were satisfied that this approach met their objectives for the future of the building and its suitability for a community asset transfer.

Members sought assurances from the GHfA group that they would be able to sustain the financial commitment, particularly in the first two years. Mrs Saunders on behalf of GHfA informed the committee that she had received a commitment of funding, of around £50,000, that would give sufficient reserves to enable the service she envisaged to be set up and built into a successful operation.

Clarification was also sought over appropriate covenants should there be a freehold transfer. The Head of Resources clarified that whichever option was chosen there would be appropriate covenants included to protect the council's interests.

The chairman then put the recommendations contained within the report to the vote, which were carried unanimously.

R1 RECOMMENDED that:

- (i) the transfer of Glamis Hall and its contents, its car park and associated vehicles, to Glamis Hall for All on a date to be agreed once it has become a charitable incorporated organisation;
- (ii) the freehold be transferred at an undervalue;
- (iii) the negotiation of the actual terms of the transfer be delegated to the Chief Executive, in conjunction with the Leader and Deputy Leader, taking into account the requirement to effect the transfer at a level significantly below market value;
- (iv) the capital programme be amended to include a grant of no more than £250,000 to Glamis Hall for All (once incorporated) specifically for the purpose of repairing and refurbishing the building and its car park;
- (v) reports for Glamis Hall for All, be received quarterly during the first year so that the council can satisfy itself that its investment continues to provide appropriate services for the local community, and that the organisation remains viable and therefore capable of delivering such services;
- (vi) Glamis Hall for all trustees, employees and contractors be given access to the building in order to start works (agreed in advance with the council) before the transfer is effected;

- (vii) Eligible employees based at Glamis Hall receive pension scheme benefits from their redundancy (and therefore their retirement) dates, in accordance with the provisions of Regulation 26 of the Local Government Pension Scheme Regulations 1997.

Chairman

The meeting closed at 7.15pm.

