

APPENDIX Z

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 7TH JULY 2009

Title:

**THE CHANTRY'S COMMUNITY CENTRE, THE CHANTRY'S
FARNHAM**

**[Portfolio Holder: Cllr Mike Band]
[Wards Affected: Farnham Castle]**

Summary and purpose:

This report seeks authorisation for the surrender of the lease of the above premises.

How this report relates to the Council's Corporate Priorities:

The Chantrys Community Centre is a stand-alone building designed to provide community facilities for the residents of The Chantrys, as shown outlined on the plan annexed. This report concerns the long-term future of this resource.

Equality and Diversity Implications:

There are no equality and diversity implications.

Resource/Value for Money implications:

Surrendering the lease will initially involve Waverley in greater financial commitment, especially with regard to the cost of insurance. However, if the lease is not surrendered, the lessee, the Chantrys Community Association, is likely to cease, and its other work within the community will therefore also disappear.

Legal Implications:

Waverley could become liable for the community centre as the freeholder in possession of the premises. There would be legal fees involved in the surrender.

Introduction

1. The Chantrys Community Centre is a small hall within The Chantrys estate, Farnham, built in the early 1980's. An association was set up, with one of its remits to run the Centre, and was granted a lease that expires in 2014, under which it is responsible for maintaining and insuring the building. The liability of the Association is limited to its assets and Waverley grant aids it to the extent of its rent.

2. Over the years, the original management team of the Association fell away with no one to replace them. The final member gave up in 2008 and it appeared that the Association would cease. However, a small group has now come together to take over the community activities of the Association. It does not, however, have the capacity and capability to take over the lease of the Centre, as it does not have the income to cover the cost of insurance, utilities and maintenance. Should Waverley insist on the Association continuing with the lease, it would cease to exist, and its support and organisational skills would be lost to the rest of the community.
3. Waverley is seeking partners to run the Centre. However, as the insurance for the Centre was due at the end of June, the Association cannot wait to assign its lease and therefore requests that it be surrendered. Waverley has taken insurance out on the building to protect its interest. The Association has indicated that it would be prepared to continue managing some of the activities for the Centre on behalf of Waverley until such time as a new lessee can be found.
4. Should Waverley agree to the surrender, it would become responsible for the ongoing costs of the Centre, which the Association has estimated at around £2,000. If the surrender is refused, it is likely that the Association would cease to exist and Waverley would have the responsibility of the Centre in any event.

Recommendation

It is recommended that Waverley accept a surrender of the lease of the Chantry Community Centre from the Chantry Community Association with immediate effect, other terms and conditions to be negotiated by the Head of Housing Services in consultation with the Estates & Valuation Manager.

Background Papers (SDE)

Letter from The Chantry and Byworth Residents Association dated 31.03.2009

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