



If you have any questions about this decision please contact Democratic Services on 01273 263291 or email demsers@adur.gov.uk.

<b>Record of Decision:</b> Prince Charles Close Community Hall
<b>Decision taken by:</b> Cabinet Member for Improved Customer Services
<b>Declaration of Prejudicial Interests:</b> I hereby confirm that I <b>do not</b> have a prejudicial interest in this item.
<b>Declaration of Personal Interests:</b> None to declare
<b>Decision:</b> It is decided that the playgroup have until the end of March 2009 to investigate fully and put forward any business plan they may have to take on the building lease at no cost to the council. They are to notify the council of the outcome by the end of March 2009 and if they are not successful with a business case by that date, then unfortunately the playgroup are to be given notice for the end of July 2009 being the end of the school year. (Enabling parents of children who attend the playgroup to find alternative places.) The hall will then be converted to a suitable residential dwelling for a council tenant(s) and form part of the Council Housing stock. (Report on conversion to be determined).
<b>Key Decision:</b> Yes / No
<b>Reasons for the Decision:</b> The funding of the hall is from the Housing Revenue Account (HRA). This present funding arrangement penalises council tenants at the expense of those living in other forms of tenure. It is also not a statutory requirement of the local council to (Adur District Council) afford playgroup provision, this is the responsibility of West Sussex County council. After a long negotiation period between the officers and the playgroup and research into alternative funding methods for the Hall and discussion with the playgroup concerning taking on the lease of the community hall, the playgroup have decided at present that they cannot afford to accept the lease offered of maintaining the building prior to the council even realising a rental income, based on income at the playgroup and any potential rental income from other users. There is neither an alternative user that would take on the lease of the Hall and enable it to be self-financing.
<b>Alternative Options Considered:</b> As the Hall is funded from Housing Revenue Account, there could have been the possibility to transfer the cost of running the Hall to the General fund. However, as the Councils lack of funding would be prohibitive to this cause, it was best found to ensure that the Hall would be self-financing or to convert the building to housing stock where the use of HRA funding would be realised.

<b>Other Matters Considered:</b>			
Legal Advice and Issues	X	Financial Advice and Issues	X
Sustainability Issues	X	Equality Issues	X
Community Safety Issues	X	Human Rights Issues	X
Reputation	X	Risk Assessment	X
Health and Safety Issues	X		
<p><b>Consultation:</b> This report was circulated to Councillors and published on the Council's website on 2 October 2008. The following consultation responses were noted by the decision maker:            Consultation meeting with: (to discuss any potential options where no decision was made on any matter)            Stephanie Wood –Playgroup leader            Katie -WSCC playgroup advisor            Barry Maxey – Officer ADC            David Pannell –EHoS ADC            Ann Bridges – Policy Advisor to Cabinet member            Letter from Stephanie Wood to Barry Maxey received 13/10/08.</p>			
<p><b>Background Papers:</b>            Housing and Central Services Committee – 13 September 2005            Housing and Central Services Committee – 20 November 2007            Housing and Central Services Committee – 4 March 2008</p>			
<p><b>Lead Officer:</b>            Barry Maxey            Tenant Participation Officer            01273 594134            barry.maxey@adur.gov.uk</p>			
<p><b>Call-in:</b> The call in deadline for this decision will be 5:00pm on Friday 14 November 2008.</p>			

Signed:



Date: 7 November 2008

Name: Councillor Julie Searle

Decision Ref No: ICS/012/08-09