

## **Property Sub-Committee - Wednesday 01 March 2023**

### **Lease Renewal of Former Audley and Halmer End Youth Centre**

Property PID 2901

#### **Local Member:**

Cllr Ian Wilkes – Audley and Chesterton

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#### **Recommendations by Councillor Mark Deaville – Cabinet Member for Commercial Matters.**

- a. To accept the surrender of the existing lease with Halmer End Community Interest Company and agree to a new lease on the same terms for up to 15 years.
  - b. The final detail of the transactions to be delegated to the Assistant Director for Commercial and Assets
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### **Transaction Summary**

#### **1. Current Arrangements**

The site is owned by SCC and leased to Halmer End CIC on an all repairing lease at peppercorn rent.

#### **2. Proposals**

To allow surrender of the existing lease and enter into a new lease of up to 15 years to allow for bidding for grants for improvement of the facilities, specifically the Football Association for improvements to the pitches but also more generally as opportunities for funding bids become available.

#### **3. Undervalue Transaction**

The transaction is undervalue in terms of S123 of the Local Government Act 1972 / General Disposal consent Order 2003. The potential commercial rent is difficult to estimate because of the lack of comparable properties and the constraints of the site. It is not expected to be greater than

£5000pa. The undervalue element is supported by the local socio-economic benefits that the operation of the property provides to the local community.

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## **Supporting Details**

### **4. Background Information**

- 4.1. The property was leased to Audley Rural Parish Council from November 2005 for 3 years. The lease appears to have been held over and was finally surrendered in August 2015.
- 4.2. During this period alternative occupiers were considered but never implemented. For some of the time the property was boarded up and suffered significantly vandalism.
- 4.3. Halmer End took a 3 year lease from August 2015 which was surrendered in 2016 for a replacement 10 year lease ending in November 2026.
- 4.4. There is an extensive range of activities operating from the site.

"# 1 Craft Club

#2 Yoga

#3 Armchair Yoga

#4 Tai Chi

#5 Audley Community Gospel Choir

#6 Kidsgrove care solutions ( Indoor Bowling for down Syndrome adults and adults with learning difficulties

#7 Outdoor Crown Green Bowling, Halmerend CIC Crown Green Bowling Club, 3Teams i various leagues.

#8 Sunday league Football , Halmerend CIC FC

#9 Minnie's Cafe, providing low cost meals to the community and North Staffs Carers Associates.

The Main Hall is available to rent for childrens birthday parties and other occasions, we lease with Sir Thomas Boughy Academy on numerous projects, including Dame Kelly Holmes.

Other events include 4 Quiz Nights and Beer Festivals for fund raising."

- 4.5. The property has had significant maintenance and upkeep during the occupation of the current tenant.

- 4.6. Appendices 1 and 2 give examples of the use of the building and the maintenance works.
- 4.7. The CIC has a desire and opportunity to obtain Football Association and Stoke City FC grant funding for improvement to the football pitches, this will improve the football facilities generally but specifically provide drainage to maximise the amount of the season that the pitch is playable.

## **5. Alternative Options**

The site had little or no redevelopment opportunities and because of the access arrangements little commercial rent opportunities. Therefore, alternative options are limited. It is likely that the property would need to be mothballed if a community based organisation didn't operate it.

## **6. Implications of Transaction for County Council (Risks)**

**Strategic** – the current and proposed ongoing operation of the building supports the council's strategy in relation to community activity.

**Financial** – None assuming the ongoing effective management by the CIC

**Operational** – None

**Legal** – No unusual risks.

## **7. Community Impact\***

This site is an exemplar for the community management of this type of property. There are many examples of wide-ranging community use and value in the property.

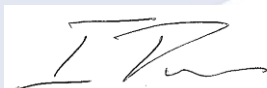
## **8. Comments from Local Member**

To be reported to the Committee

## **9. Support/Approval of the Proposal**

Proposal supported by approved by Assistant Director for Commercial and Assets

Signed:



Name: Ian Turner

Date: 16 February 2023

### **10. Author/Valuer/Officer(s) Advising on this Transaction**

**Report Author:** Ian Turner  
**Job Title:** Assistant Director for Commercial and Assets  
**E-Mail Address:** ian.turner@staffordshire.gov.uk

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### **List of Background Documents/Appendices:**

Appendix 1 - Condition Photos  
Appendix 2 - Use Photos

\*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
  - To be healthier and more independent
  - To feel safer, happier and more supported in their community.
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