

# Saxilby Community Centre Consultation

*St Andrews Community Centre, William Street, Saxilby, LN1 2LP.*

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Dear resident,

We are seeking your views on the parish council entering into a long-term lease agreement to run and maintain St Andrews Community Centre.

## Background Information

- The community centre is built on Saxilby Public Recreation Ground (charity number 521978)
- The parish council currently oversees and manages the St Andrews Community Centre.
- The centre is a valued community facility used by residents and visitors. It includes two function rooms, a meeting room, a bar, the parish council office, a community library, customer and staff toilets, and changing rooms.
- The community centre has a wide range of users including: sports clubs (e.g. tennis, bowls, cricket, and football); library customers; hire groups such as music groups, a toddler group, exercise/sports classes, a networking group, Warm Welcome, one-off hirers; parish council/community meetings; and Sports Hub bar users.
- The charity has offered the parish council a long-term lease of the community centre for an annual rent, which has been valued at £18,850 per year.
- As part of the legal process, Saxilby Recreation Ground charity has obtained a lease rental valuation of £18,850 per year, which can be negotiated.
- The lease would be a full repairing and insuring lease. This means the parish council would be responsible for the repairs and maintenance of the building, inside and out, over the period of the lease.
- The average cost to run and maintain the building is currently £47,500 per year. This is around a fifth (21%) of the council's precept income (which comes from your council tax)<sup>1</sup>. The rest of the precept is spent on other council activities including grounds maintenance and administration.
- The current running costs do not include the cost of the proposed annual lease cost to rent the building (which would be up to £18,850).
- It does not include the cost of significant works which will be needed during the lease period, including those identified by a chartered surveyor in their condition report. This includes a new roof, and external fire escape(s)
- As this is a significant long-term decision about a community facility, the council is keen to hear residents' views before deciding whether to continue with entering into a formal lease.

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<sup>1</sup> Based on the average cost over three years, 2021-24. This includes income and expenditure for the centre. Full community centre costs for 2021-24 are available at <https://saxilby-ingleby.parish.lincolnshire.gov.uk/council-business/extra-ordinary-full-council-august-2024>.

## Options

### a. The council agrees a formal lease for the St Andrews Community Centre

If the parish council leases the community centre, it will continue running the valued facility but will have to spend more money to do this. This money mainly comes from residents' council tax, as the community centre costs more to run than the income the centre generates.

### b. The council does not sign a formal lease for the St Andrews Community Centre

If the parish council do not sign a formal lease for the community centre, services and facilities provided, may be at-risk. The council would locate the parish office to smaller premises. Saxilby Public Recreation Ground charity would then make the decision on the future of the building.

## SURVEY

1)  I think the parish council should sign a formal lease to manage and maintain the St Andrews Community Centre.

*TICK ONE BOX ONLY*

**OR**  I think the parish council should not sign a formal lease to manage and maintain the St Andrews Community Centre

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2) As a public sector organisation, we have a duty to think about how our policies or decisions affect people. Do you feel this decision will impact on you who share the following characteristics? If 'yes', please tick those that apply:

Age

Race

Disability

Religion or belief

Gender reassignment

Sex

Marriage and civil partnership

Sexual orientation

Pregnancy and maternity

Prefer not to say

3) If you answered 'yes' to Q2 please explain how you think this could be reduced or removed.

4) Any further comments:

Please complete the survey to make sure your view is heard.

You can return the paper copy to Saxilby with Ingleby Parish Council Office, Upstairs, St Andrews Community Centre, William Street, Saxilby, LN1 2LP or **you can complete the survey online at [www.saxilbyparishcouncil.gov.uk/ADD](http://www.saxilbyparishcouncil.gov.uk/ADD)** .

If you require assistance, please call 01522 703912 or visit the parish office on Tuesday or Friday 9.15am-3.15pm.

The results of the survey will be available online and in the Foss Focus.

**Have your say, don't delay! Closing date 11 October [TBC - 4 weeks from delivery] 2024.**