

Written statement of a non-key decision
Cabinet member commissioning, procurement and assets

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| Title | Freehold Transfer of Hinton Community Centre to a third party community organisation |
| Decision maker | Cabinet member commissioning, procurement and assets Information about cabinet, including the names and contact details of the cabinet members, can be found here: http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251 |
| Date of decision | 6 August 2021 |
| Report exemption class | Open |
| Purpose | To approve the freehold transfer of Hinton Community Centre to Hinton Community Association Ltd (HCA) who currently occupy and run the centre. The centre is currently held under a lease with less than fifteen years to run and HCA have applied to the council for the freehold of the property under the council's community asset transfer (CAT) process as the restrictions contained in the lease are hindering their ability to obtain sufficient funding to enhance the facility and expand the services it delivers to the local community. |
| Decision | That: a) the freehold transfer of Hinton Community Centre at nominal value be approved; and b) delegated authority be given to the director for economy and place in consultation with the section 151 officer and the cabinet member for commissioning, procurement and assets to agree all heads of terms and all other operational decisions necessary to implement the above recommendations. |
| Reason for the decision | As set out in the report. Documents relating to this decision are available at http://councillors.herefordshire.gov.uk/mgIssueHistoryHome.aspx?Id=50037545 |

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| Options considered | <ol style="list-style-type: none"> 1. Do nothing: the community centre is currently held under a lease which terminates in 2034. The unexpired term of the lease and the obligations and restrictions it places on HCA are hindering their ability to obtain funding. 2. Extend the lease: under the lease the council is responsible for repairing the structure and exterior of the property and any changes or enhancements to the property that HCA wish to carry out require landlord's consent. Transferring the freehold; this will formally release the council from these obligations and give greater freedom to HCA to improve the building to meet their need. 3. New long lease on full repairing terms: this has been discussed, but HCA have expressed the desire that the freehold be transferred to them as this will enhance their access to sources of funding enable them to enhance the facilities and services delivered from the site for the benefit of the community they serve. They are a properly and well-resourced legal entity made well set up take on full responsibility for the property and enhance the community facilities that are already delivered on site. |
| Declarations of interest (see below) | |
| Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply) | 12 August 2021 |

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| Councillor: | Date 6 August 2021 |
| Cabinet member commissioning, procurement and assets (Councillor Gemma Davies) | |

- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;
- and
- in respect of any declared conflict of interest, a note of dispensation granted.