



LEDBURY TOWN COUNCIL

AGENDA ITEM
8.2 REFERS

Report of the Accommodation Working Party Meeting
Held at the Town Council Offices at 7pm on Tuesday 24th April 2018

LEDBURY TOWN COUNCIL

24 MAY 2018

Present: Councillors Bob Barnes, Martin Eager

Apologies: Councillor Francis gave apologies.

1. The report from the WP dated 29th March 2016 was approved; the latter report from 7th December 2016 was not presented.
2. Correspondence from Ledbury Country Market wanting to use space under the Market House for the two Friday's (29th June & 6th July 2018 from 08.30 – 13.00hrs) during the Ledbury Poetry Festival as the Burgage Hall would be unavailable.

RECOMMENDATION: That Ledbury Country Market is allowed to use said space on those dates for a suggested charge of £120.00 in total, equating to £15 @ hour.

3. Accommodation Acquisition: members deliberated the possible acquisition of the soon to be vacated Shane Howell building adjacent to the Recreation Ground.

Potential Costs: Lease @ £10,500 @ year, unknown if this would be a repairing lease, should be investigated further.
 Electricity approx £2,000.00 @ year.
 Water – unknown, but should not be more than £200 - £300
 Business Rates as used now, approx £2,200
 Solicitors and Survey – unknown.
 Costs to convert for new uses (see below)
 Initial start-up costs could be taken from unused reserves such as, NDP £12,500, Unspecified Projects £12,000 & Memorial Testing £8,500.

Potential Income: Creation of Café and toilets (sub let, franchise, or owner managed) ?
 Ledbury Carnival Storage.
 Meeting Room for groups, youth groups, youth café etc

Opportunities: Possible asset transfer from Herefordshire Council for Queens Walk Garden and land up to Orchard Lane Bridge, bring under LTC using new building as a base to improve and maintain this underused area and asset.
 New purpose built workshop and storage for LTC Grounds man, opportunity to maximise space and security to compliment or even replace existing grounds man contractor.
 Compliment facilities provided by nearby Community Hall, emergency use, CCTV, meetings etc.
 Secure storage of existing and possible future equipment including vehicle, market stalls, trailer, barriers, grit bins and grit etc...

RECOMMENDATION: That LTC has further discussions with Shane Howell to discuss rent, repairs, change of use and possible sub letting, and progress this project subject to favourable outcome.

Meeting Closed at 8pm