

RIBBLE VALLEY BOROUGH COUNCIL DECISION
REPORT TO POLICY AND FINANCE COMMITTEE

Agenda Item No 13

meeting date: 8 JUNE 2010
title: LONGRIDGE OVER 60'S CLUB GRANT REQUEST
submitted by: DIRECTOR OF RESOURCES
principal author: TRUDY HOLDERNESS

1 PURPOSE

- 1.1 To consider a request from the Longridge Over 60's Club for a grant towards the cost of the new rent proposed for use of Townley Buildings, Longridge.

2 BACKGROUND

- 2.1 In 1974 the former Longridge Urban District Council granted a lease to the Trustees of Longridge Over 60's club of the ground floor premises at Townley Buildings, Longridge. The lease was for a term of 25 years at a nominal annual rent of 75 pence per annum.
- 2.2 Section 123 of the Local Government act 1972 allowed the council to charge less than the market rent if the lease it grants does not exceed seven years. The Council granted three subsequent leases at an annual rent of £1. The final lease was granted for a term of 1 Year from 30 August 2008.
- 2.3 The Over 60's club currently has 150 members and is open to everyone of that age in Longridge. It provides a much needed and well-used service to the senior citizens of Longridge. The building is used by the club most days of the week for a variety of events.

3 REVALUATION OF LEASE

- 3.1 In June 2009 this committee agreed to grant both Lancashire County Council, who occupy part of the building for the Youth and Community Centre, and the Over 60's a new fifteen year lease.
- 3.2 As a result the North West Valuation Office was consulted and recommended that the Council charge the Longridge Over 60's club an annual rent of £7,850 per annum for a fifteen year lease with five year rent reviews.
- 3.3 Historically the Council has subsidised this rent but without a valuation the level of that subsidy has not been quantified.

3 ISSUES

- 3.1 The new rent level has now been set and the organisation has been contacted. The substantial increase in the proposed rent has a serious impact on the financial position of the club. The club has therefore requested that the council consider a grant towards the cost of the rent increase (See attached letter dated 5 March at annex 1)
- 3.2 In the future the club is planning to refurbish the kitchen and entrance hall and early estimate of the cost is £2,500. This will have a substantial impact on the cash balances of the club. (See attached statement of accounts at appendix 2)

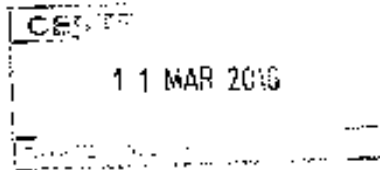
3.3 Any grant agreed could be funded from the extra rent that the Council will receive.

4 RECOMMENDATION

4.1 Committee consider whether to award a grant to the Longridge Over 60's Club towards that new rent, and if so whether the grant should be in whole, in part or a temporary grant which is phased over a number of years.

SENIOR ACCOUNTANT

PF28-10/TH/AC
28 May 2010



2 Risedale Drive
 Longridge
 Preston
 PR3 3SA
 5th March 2010

RE: LEASE- OVER 60s CLUB, TOWNLEY RD, LONGRIDGE

I refer to your letter of 16th Feb 2010 and must express my concern at its contents. Together with my fellow Trustees I now request that the Longridge Over 60's Club be considered for a grant from the council's community committee towards the cost of the revised annual rent.

The Over 60's have paid a peppercorn rent of £1.00 for a good number of years and all its finances are based on that level of rent.

The club is open to everyone of that age in Longridge and we currently have 150 members. Most members do not have much spare funds and it is difficult enough to raise money to meet electricity, gas, water and insurance costs.

Currently we are planning to refurbish the kitchen and entrance hall and early enquiries indicate that the cost will be in the region of £2500, which will make a serious dent in our finances. A copy of last year's accounts is enclosed.

The club provides a much needed and well used service to the senior citizens of our village and indeed many of our members rely solely upon us for their social life. The building itself is used most days for a variety of events:-

Monday	"drop in"
Tuesday	Bingo
Wednesday	Tai Chi
Thursday	Weight Watchers
Saturday	Dominoes

Coffee mornings are also regularly held in the club by various local charity organisations. We have a monthly coach trip for members, book lending service and we hold wheelchairs, regularly serviced, should anyone have the need.

As you will now realise, the Longridge Over 60's Club is much needed and well supported by our local community; without it the lives of our senior citizens would be a much lonelier place and we, therefore appeal to your committee to look favourably upon our request for a grant towards the cost of the new proposed annual rent of £7850.00.

Yours faithfully,

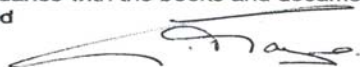
Pam. Taylor

**LONGRIDGE OVER 60'S CLUB INCOME AND EXPENDITURE
FOR YEAR ENDING DECEMBER 31ST 2009**

<u>Income</u>		<u>Expenditure</u>	
Subs	400.00	Trips	1586.30
Saturday Socials	925.25	Gas	786.00
Tuesday Bingo	1429.53	Electricity	460.00
Football Card	188.00	RVBC	1.00
Tuesday Tea	439.64	Water	272.82
Trips	1495.00	Telephone	192.00
Books/Telephone	24.72	Cleaner	500.00
Monday Socials	148.00	Groceries	228.84
T'ai Chi	630.00	L.H.B.	256.02
Gospel Meetings	90.00	Fire Extinguishers	28.75
Weight Watchers	1420.00	Insurance	290.00
Christmas Party	670.00	Honoraria	200.00
		Auditor	25.00
		Secretary	12.00
		Window Cleaner	5.00
		Xmas Party	1708.15
		Easter Eggs	60.00
		Cards	8.14
		Diaries	70.00
		Flowers	69.00
		Raffle Tickets	54.50
		Misc.	37.49
		<u>Donation</u>	
		Tradesmen's Association	100.00
		<u>Total</u>	<u>6951.01</u>
		Excess income over Expenditure	1110.56
		<u>Total</u>	<u>8061.57</u>
<u>Total</u>	<u>8032.14</u>		
Int. on Bonus Saver	29.43		
<u>Total</u>	<u>8061.57</u>		
<u>Balance for year ending December 31st 2009 including interest</u>			
As at 1st Jan 2009		As at 31st Dec.2009	
Bonus Saver Account	2807.45	Bonus Saver Account	2836.88
Current Account	1189.08	Current Account	2370.52
Cash in Hand	134.39	Cash in Hand	34.08
Excess income over expenditure	1110.56		
<u>Total</u>	<u>5241.48</u>	<u>Total</u>	<u>5241.48</u>

I hereby certify that the e above figures have been produced and have been found to be correct in accordance with the books and documents examined by me

Signed



Date

24 JAN 2010.