

RIBBLE VALLEY BOROUGH COUNCIL DECISION
REPORT TO POLICY AND FINANCE COMMITTEE

Agenda Item No 14

meeting date: 26 JANUARY 2016
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 further review of the grant that is awarded towards the cost of the rent charged for their use of Towneley Buildings, Longridge.

2 BACKGROUND

- 2.1 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 club a new fifteen year lease. As a result the District Valuer was consulted and it was recommended that the Council charge the Longridge Over 60's club an annual rent of £7,850 per annum for the lease with five year rent reviews.
- 2.2 The Over 60's club subsequently requested a grant towards the rent and this committee approved a grant phased over the five years starting at £7,750 in 2010/11 reducing by £100 each year to £7,350 in 2014/15.

Financial Year	Level of Grant £
2010/11	7,750
2011/12	7,650
2012/13	7,550
2013/14	7,450
2014/15	7,350

- 2.3 At the time of informing the Over 60's club in June 2010 of the new lease and grant, it was explained that the council would review the grant awarded as part of the five yearly rent review process (Annex 1).

3 LATEST RENT REVIEW

- 3.1 In line with the five year review, the District Valuer has recently reviewed the rent for the Towneley Buildings. They have suggested that the rent for the use of the buildings by the Over 60's Club should remain at the same level of £7,850.
- 3.2 In September 2015 we wrote to Mrs Taylor (Annex 2) as one of the Trustees of the Over 60's club outlining the results of the rent review and explaining that the level of grant would continue on the same basis as previously approved, reducing by £100 each year starting at £7,250 in 2015/16.

4 REQUEST FOR FURTHER GRANT ASSISTANCE

4.1 On the 9 November 2015, a letter was received from Mrs Taylor suggesting that the Longridge Over 60's club had not anticipated having to pay more than £500 (rent net of grant) per annum for use of the building (Annex 3).

4.2 In the letter, Mrs Taylor has also asked the council to reconsider the level of grant offered.

5 FINANCIAL IMPLICATIONS

5.1 Over the life of the last 5 years of the lease the council has provided total grant assistance of £37,750 to the Longridge Over 60's Club. If the level of grant assistance was to continue to reduce by £100 per annum as outlined, there would be a further £35,250 of grant assistance given over the next 5 years.

6 RECOMMENDED THAT COMMITTEE

6.1 Consider whether to review the level of grant currently being provided to the Longridge over 60's Club towards their rent of the Towneley Building, Longridge.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

PF14-16/TH/AC
12 January 2015

LETTER OF JUNE 2010 TO LONGRIDGE OVER 60s CLUB

Please ask for: Mrs T Holderness
Our ref: TH
Your ref:
Email: trudy_holderness@ribblevalley.gov.uk
Fax: 01200 414436

15 June 2010

Dear Ms Taylor

LONGRIDGE OVER 60'S CLUB GRANT

On 8 June 2010 your request for a grant towards the cost of the new rent for the over 60's club at Townley Buildings was submitted to the Policy and Finance Committee. After careful consideration I am pleased to inform you the committee have approved to offer a grant over the next five years as follows:

2010/11 - £7,750
2011/12 - £7,650
2012/13 - £7,550
2013/14 - £7,450
2014/15 - £7,350

Thereafter the Borough Council will review the grant awarded as part of the five yearly rent review process.

John Gorton the Council's Legal Officer will be contacting you separately regarding your new lease agreement.

Should you have any other queries please do not hesitate in contacting me Trudy Holderness on 01200 414436.

Yours Sincerely

TRUDY HOLDERNESS
Senior Accountant

cc J. Gorton

Mrs. P Taylor
2 Risedale Drive
Longridge
PRESTON
PR3 3SA

Act 7/10

LETTER OF SEPTEMBER 2015 TO LONGRIDGE OVER 60s CLUB

Please ask for: Mrs T Holderness
Our ref: TH
Your ref:
Email: trudy.holderness@ribblevalley.gov.uk
Fax: 01200 414436

15 September 2015

Dear Mrs Taylor

LONGRIDGE OVER 60'S CLUB GRANT

In June 2010 your request for a grant towards the cost of the new rent for the over 60's club at Townley Buildings was approved by the Policy and Finance Committee. It was awarded as part of the five yearly rent review process, the District valuer has recently reviewed the rent as part of this process and has suggested that it remains at £7,850. The level of grant will continue on the same basis as previously approved, reducing by £100 each year. The grant over the next five years will therefore be as follows:

2015/16 - £7,250
2016/17 - £7,150
2017/18 - £7,050
2018/19 - £6,950
2019/20 - £6,850

Thereafter, we will once again review the grant awarded as part of the five yearly rent review process. I will arrange for an invoice to be sent out to you for the 2015/16 year in the coming week.

Should you have any other queries please do not hesitate in contacting me on 01200 414436.

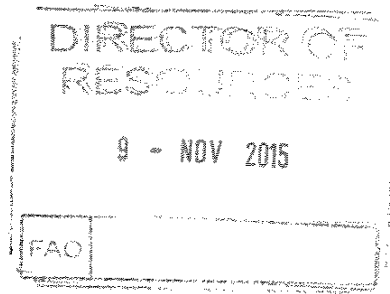
Yours Sincerely

TRUDY HOLDERNESS

Senior Accountant
cc J. Gorton

Mrs. P Taylor (Trustee)
Over 60's Club
Townley Buildings
Longridge
Preston
Lancs
PR3 3SA

LETTER OF NOVEMBER 2015 FROM LONGRIDGE OVER 60s CLUB



2 Risedale Drive

Longridge

Preston

PR3 3SA

5th November 2015

F.A.O Janet Pearson, Director of Resources

Dear Janet

I write to you as a Trustee of the Longridge Over 60's Club regarding your recent letter & invoice for the rent of the property in Townley Rd Longridge.

When the rent was last reviewed 5 years ago we were led to believe that £500 was the maximum amount we would ever have to pay & have budgeted accordingly.

Currently there are 80 members who meet regularly throughout the week and on Saturday to play dominoes, bingo or just for company and have a chat. A significant number of the members live alone and the Club is there only source of company.

The premises are also used by the Weightwatchers group twice a week and a yoga for seniors group meet on Fridays.

There is currently just over £2000 held in the bank but that figure will soon be depleted by heating bills during the winter months.

I appreciate your position regarding the rental amount but I would urge you to look again at your figures. Whilst the membership of the Club is not huge it is greatly appreciated by the people who use it and it would be a huge blow to the local community if the club was forced to close its doors.

I look forward to hearing from you.

Yours faithfully

Handwritten signature of Pam Taylor in cursive script.

Pam. Taylor