



Minutes of Credition Town Council's Old Landscore School Committee held on Friday, 10th May 2019, at 11.00 am, at the Old Landscore School Building, Greenway, Credition followed by the meeting at Old Town Hall, Searle Street, Credition.

Present: Cllrs Mr F Letch, Ms J Harris, Mr A Wyer, Mr J Ross

In Attendance: Mrs Lisa Blake (Assistant Clerk)
Dawn Eckhart - Social Enterprise Manager, Devon Communities Together,
Jenny Bryant - Estates Surveyor, NPS South West and David Bowles, Corporate Asset Manager (Surplus Land & Estate Property Intelligence) -Devon County Council.

1. To elect a Committee Chairman for 2018-2019

It was **resolved** to elect Cllr Wyer as Committee Chairman for 2018-2019. (Proposed by Cllr Letch)

2. To elect a Committee Deputy Chairman for 2018-2019

It was **resolved** to elect Cllr Ross as Committee Deputy Chairman for 2018-2019. (Proposed by Cllr Harris)

3. To receive and accept apologies.

There were no apologies.

4. Declarations of Interest

Cllrs Letch & Wyer declared that as members of more than one authority, that any views or opinions expressed at this meeting would be provisional and would not prejudice any views expressed at a meeting of another authority.

5. Order of Business

There were no announcements.

6. To discuss the feasibility and process to be adopted with regard to Credition Town Council taking on the Old Landscore School Building for Community purposes. This will include discussing the general principles for any future transfer of the site (Sub-Committee members were joined by Dawn Eckhart - Social Enterprise Manager, Devon Communities Together, Jenny Bryant - Estates Surveyor, NPS South West and David Bowles - Corporate Asset Manager (Surplus Land & Estate Property Intelligence) Devon County Council.

The Councillors reported that based on their viewing of the Old Landscore School Building they were happy to continue looking at the opportunities further. Mr Bowles explained the Community Asset transfer process and the differences between the valuations for Commercial and Community usage. Devon County Council is able to offer discounts on Community valuations based on the usage of the premises. The idea of using the building to help re-home fragmented Community groups and be centred as a Community Hub would be preferential to this and would have eligibility for a discount on the Community Valuation price. This discounted price is determined by the intended usage and would be ultimately decided by the Councillors of Devon County Council after an initial recommendation from Mr Bowles.

There would also be potential for the Council Offices to relocate to the building, using the office space at the rear of the property. This would enable the building to be managed internally along with maximising the space available to the Community.

The Tenancy at Will agreement was discussed as an example although the actual agreement was not available pending completion by the County Solicitors. The Tenancy at Will would be an agreement for Crediton Town Council to take responsibility of the Old Landscore School Building for a period whilst the relevant research and decisions were made about the longer-term options for the building. It is a flexible agreement that can be ended by either party at any time and offers an opportunity for Crediton Town Council to complete research, investigations and obtain quotations on required works to decide whether the premises and the intentions for the community usage would be viable. The Tenancy at Will agreement would mean that Crediton Town Council would take full responsibility of the building along with any other conditions detailed within the agreement.

Mrs Eckhart explained that some of the information from the previous feasibility study prepared for Crediton Town Council for the old Council Building in Market Street would still be applicable and some of the information would certainly be transferrable to this building. Cllr Wyer expressed a question about the eligibility for obtaining the building with the reduced rates within the Community usage and whether the option of a Community Interest Group being set up rather than purchased as Crediton Town Council would be an option. A Community Interest Group would mean that it could be aided by other funding or grant options for the running.

It was resolved to agree that the Assistant Clerk should arrange another meeting of the Sub-Committee as soon as possible to put together the specifications for Mrs Eckhart in order for a feasibility study to be completed.

7. Close

The meeting closed at 12.26pm.

Signed.....
(Chairman)

Date:.....