

## Community Library Proposals

### Evaluation Panel Report

Name of Library	Ore
Community Organisation	Ore Community Association
Type of Organisation	CIO
Summary of Proposal	<p>Ore Community Association (OCA) is an established charitable organisation which runs the Ore Centre, a large community centre in Hastings.</p> <p>The proposal is to create a volunteer-led community library and community hub in the library building, which ESCC owns, with a fully-repairing and insuring peppercorn lease arrangement for the building, a selection of stock, and the fixtures and fittings currently in the library. OCA would like a lease for 3-5 years, and then at the end of this lease for consideration to be given for a transfer of the asset to the Ore Centre as a Community Asset. The aim is to incorporate the library into the Ore Centre, managing it under the same CIO.</p> <p>OCA's business plan closely reflects the running costs (excluding staffing) that ESCC had for the library. OCA has secured £12,500 in grants for the library for 18/19, and with running costs of under £6,000, this would fund the library for years 1 and 2. Their business case includes a further £4,700 of grants and income in 18/19 (as yet not secured). They expect to generate a further £15,200 in grant funding and income in each of years 2 and 3. Although this further funding is as yet unsecured, they have funding in place for two years. The panel is of the view that, overall, the proposal is sufficiently financially viable.</p>

## Property Issues

This is an ESCC owned building. The site has a freehold value with planning permission for residential use of approximately £130,000. The annual commercial rental value of the building is estimated to be in the order of £2,000 - £3,000 per year. This would also require planning permission for change of use, and the types of commercial uses for which planning permission would be granted may be limited, given the largely residential surroundings.

It is recommended that ESCC grants OCA a three year full repairing and insuring peppercorn lease now, reviews how the project evolves over the three year period, and considers options for the building, including the possibility of entering into a Community Asset Transfer at the end of, or towards the end of, the three year period. This would be subject to appropriate Member approvals. The lease would be granted to exclude security of tenure, would be for the purposes of providing a Community Library only, and would exclude the possibility of further sub-letting or assignment of the lease to a third party.

A proposal at nil rental acknowledges the opportunity cost of delaying a sale/possible capital receipt.

Any specific fixtures and fittings within the library can be listed and noted in Schedules attached to the lease.

## Panel Recommendation

The Panel assesses the proposal as viable and recommends granting a full repairing and insuring lease to Ore Community Association on a peppercorn rent for a three year fixed period, to include building, stock/fixtures/fittings – List of assets to be agreed by the Head of Customer and Library Services and attached as a Schedule to the lease. The provisions noted in the 'Property issues' section above to be incorporated into the lease.