

Author: Claire Howells

DERBYSHIRE COUNTY COUNCIL

CABINET MEMBER FOR CHILDREN AND YOUNG PEOPLE

9 September 2014

Report of the Strategic Director for Children & Younger Adults

Lettings Charges in Youth Clubs

1. Purpose of Report

- 1.1 To seek approval to implement a standard charging tariff for lettings of rooms in Derbyshire County Council youth buildings.

2. Information and Analysis

2.1 Current tariffs

Currently, a formula is used to calculate the recommended charges for lettings at each individual youth building. This calculation includes buildings costs divided by annual hours that the centre is used for. The figure is then divided by the number of rooms, with larger rooms counted as two rooms and sports halls as three.

Due to the different sizes of the buildings and running costs, there is a variation in the charges from building to building. Table 1 shows the current charges per building for small rooms. Larger rooms are charged at double or treble the rate. There are currently 2 categories of charges:

- A: - for the voluntary sector or groups with educational aims.
- B: - lettings for private or social functions

The Caretaker or Cleaner costs are also added to the lettings charge. This rate varies depending on the category of letting and if the building has to be opened for the letting to take place.

Table 1:- Current charges for each building

Youth Centre	Category	
	A	B
Chapel Youth Centre	£4.50	£7.00
Fairfield Community Centre	£10.50	£16.00
Hadfield Centre	£4.00	£6.00
New Mills Centre	£5.00	£7.50
Whitfield Centre	£4.50	£7.00
Creswell Youth Centre	£4.00	£6.00
Pinxton Youth Centre	£8.00	£12.00
Hasland Youth Centre	£6.00	£9.00
Peter Webster Centre	£8.00	£12.00
Springbank Centre	£9.50	£14.50
Clay Cross Youth Centre	£1.50	£2.50
Eckington Youth Centre	£8.00	£12.00
Gosforth Youth Centre	£4.00	£6.00
Killamarsh Youth Centre	£7.00	£10.50
Tupton Youth Centre	£4.00	£6.00
Polygon Youth Centre	£4.50	£7.00
Somercotes Youth Club	£1.50	£2.50
Ockbrook & Borrowash Youth Ctr	£5.00	£7.50
Woodville Youth Centre	£3.50	£5.50
Swadlincote Youth Info Shop	£2.00	£3.00

2.2 Proposed tariffs

It is proposed that a two-tier charging system should remain with a standard rate of at least £6 per hour for the voluntary sector, with a commercial rate of £13 per hour for private functions, with double or treble rates applied as appropriate to the size and function of the room. For those buildings with a current rate above these levels, the charge would remain the same – as income should not decrease.

It is also proposed that the same fee be applied both in core (7am-7pm hours) and non-core hours. Opening and closing costs would be applied as an additional cost of 1.5 hours per letting, as this falls under the single status arrangements and is in line with school lettings arrangements. The 1.5 hours is a minimum charge, therefore if the letting is for longer, the fee would be for the actual number of hours. This cost would be determined locally depending on the actual cleaner / caretaker cost. The caretaking costs would vary for core and non-core hours and out of hours (before 7am or after 7pm) lettings would be subject to time and a third for opening and closing payments.

The new charges would be in place by 1st January 2015, with the current building user groups being given 3 months' notice of the cost change. If there are any existing lettings contracts between Derbyshire County Council and regular hirers which provides for longer notice periods, these will be taken into account. For non-profit making groups who may have difficulty affording this increase a local agreement could be made for an agreed period, with the appropriate authorisation from the district manager.

The Corporate Resources Department is in the process of developing a lettings policy to cover all Derbyshire County Council buildings. It is intended that these standard charges will be brought in line with the corporate charges when the new policy is implemented.

3 Financial Considerations

3.1 The average income over the last 3 financial years for youth buildings is shown in table 2. Due to an increase in the charges for the majority of buildings, an increase in income is expected.

Table 2
Shows the average income per building for years 2011/12, 2012/13, 2013/14

Cost Ctr	Cost Centre Desc	Rents	Lettings	Sporting Lettings	Room Hire	Total
CESB003	Creative Arts	(8,063.65)	(100.00)	0.00	(5,595.91)	(13,759.56)
CESB158	Springbank YC	(1,149.85)	0.00	0.00	(181.91)	(1,331.77)
CESB054	Chapel YC	103.33	(5,762.79)	0.00	0.00	(5,659.46)
CESB055	Fairfield YC	(346.47)	(22,780.18)	(11,599.23)	(278.47)	(35,004.36)
CESB056	Hadfield YC	0.00	(5,173.19)	0.00	0.00	(5,173.19)
CESB057	Gamesley YC	(3,376.68)	(6,042.35)	0.00	0.00	(9,419.03)
CESB058	New Mills YC	(130.67)	(3,461.93)	0.00	0.00	(3,592.60)
CESB060	Whitfield YC	(8.48)	(1,097.18)	0.00	0.00	(1,105.66)
CESB106	Pinxton YC	0.00	(100.07)	0.00	0.00	(100.07)
CESB107	Whaley Thn Ct House	(4,010.00)	(10.00)	0.00	0.00	(4,020.00)
CESB155	Hasland YC	(714.33)	(3,912.59)	0.00	0.00	(4,626.92)
CESB157	Peter Webster Centre	(6.68)	(3,691.94)	0.00	0.00	(3,698.62)
CESB204	Eckington YC	(71.94)	(891.66)	0.00	480.00	(483.60)
CESB205	Gosforth YC	0.00	(3,392.92)	0.00	0.00	(3,392.92)
CESB207	Tupton YC	0.00	(3.33)	0.00	0.00	(3.33)
CESB256	Polygon YC	0.00	(116.20)	0.00	0.00	(116.20)
CESB303	Ockbrook/Borrowash YC	(1,007.97)	(3,749.33)	0.00	0.00	(4,757.31)
CESB353	Woodville YC	1,072.59	(11,010.58)	0.00	0.00	(9,937.99)
	Total	(17,710.81)	(71,296.24)	(11,599.23)	(5,576.29)	(106,182.58)

- 3.2 The charges will be reviewed on a yearly basis in line with the corporate charging policy and will be increased in line with that policy until the corporate lettings policy is adopted.

4. Legal and Human Rights Considerations

- 4.1 The current letting arrangements will continue as they are until the corporate lettings policy is adopted.

5. Human Resources Considerations

- 5.1 The area MAT manager will give written notice of the new charges to all applicable clients.

6. Other Considerations

In preparing this report the relevance of the following factors has been considered – prevention of crime & disorder, equality of opportunity, and environmental, health, property and transport considerations.

7. Background Papers

Letting of youth service premises policy 2012

8. Key Decision - No

9. Call-in

Is it required that the Call-in period be waived in respect of the decisions being proposed within this report? No.

10. Strategic Director's Recommendation

That the Cabinet Member agrees to:-

- 10.1 The new letting tariffs for youth buildings from 1st January 2015 until the new corporate lettings policy is adopted.

- 10.2 Consider a further report on the new corporate lettings policy.

Ian Thomas
Strategic Director for Children & Younger Adults