

SALISBURY CITY COUNCIL

Report

Subject : Safer and Supportive Salisbury - Rent Reduction Scheme Application
Committee : Community Services
Date : 4 April 2023
Author : Sarah Gregson, Communities Manager

1. Report Summary:

1.1. This report introduces an application from Safer and Supportive Salisbury (SaSS) for the Rent Reduction Scheme for tenancy of 59 Catherine Street.

2. Background:

- 2.1. The Council allows sports, social clubs and not-for profit organisations operating from buildings and land it owns to pay a reduced rent, significantly below the market value in exchange for undertaking activity which has an agreed community benefit.
- 2.2. At the Finance and Governance Committee in July 2018, it was agreed that the scheme would be managed under the Grants Policy.
- 2.3. Under the Grants Policy organisations are required to make an application to be part of the scheme and are then required to complete a satisfactory annual report in order to remain part of the scheme.
- 2.4. The Communities Team has offered the applicant support and guidance to allow them to complete the application forms as fully as possible.

3. Sports and Social Clubs:

3.1. Our current Rent Reduction Properties are outlined below.

Club/Organisation	Rent
Harnham Sports and Social Club	£2,426.50
Salisbury Sea Cadets	£1,552.50
Bemerton Heath Harlequins Sports and Social Club	£8,000.00
Salisbury Rugby Club	£3,750.00
Stratford Road Scout Hut	£2,500.00
Stratford Road Social Club	£15,000.00
Pantry Partnership	Peppercorn
59 Catherine Street TBC	Peppercorn TBC

3.2. SaSS are applying to the Rent Reduction Scheme in principle, and will take up the tenancy (if approved) when their status as a Community Interest Company (CIO) is confirmed by the Charities Commission.

- 3.3. SaSS have agreed in writing to share the space with the Salisbury Pantry and to enable the continued delivery of this service on Monday Mornings, Tuesdays all day and Wednesdays from 1pm.
- 3.4. The principal activity that will be conducted from 59 Catherine Street will be the creation and maintenance of a city centre community information hub utilising the shop's window space. The space will also be used by SaSS for meetings, and as a launch space for specific projects. Please see the background documents for additional details.
- 3.5. In addition to the application form, SaSS have also provided
 - 3.5.1. Safeguarding Policy
 - 3.5.2. Current Insurance Certificate
 - 3.5.3. Most Recent Bank Statement
 - 3.5.4. Grants Allocation Document
 - 3.5.5. CIO Constitution

4. Recommendation:

It is recommended that the Committee:

- 4.1. Approve the application in principle so that the reduced rent is agreed and can be actioned as soon as SaSS have CIO status confirmed.
- 4.2. Instruct officer that the following conditions on the rent reduced tenancy are to be put in place:
 - 4.2.1. SaSS agree to pay £20 per month towards electricity costs for the space
 - 4.2.2. SaSS agree to pay the Business Rates for the Property (at 80% charitable discount) which the Council will reimburse.
 - 4.2.3. SaSS will acquire the relevant insurance upon commencement of the tenancy
 - 4.2.4. SaSS will work with the Communities Manager to develop and MOU describing the shared use of the space at 59 Catherine Street to include the maintenance of the Pantry Service delivery within this space, and any other appropriate clauses

5. Wards Affected: All

6. Background papers:

- 6.1. Application (Doc 90228)
- 6.2. Application Summary (Doc 9023)

7. Implications:

- 7.1. **Financial:** SCC will no longer be liable for £9,000 per annum NNDR on 59 Catherine Street
- 7.2. **Legal:** Nil in relation to this report
- 7.3. **Personnel:** Nil in relation to this report
- 7.4. **Environmental Impact** Nil in relation to this report
- 7.5. **Equalities Impact Statement:** Applicants are required to give details of their equalities policy.

