

# SALISBURY CITY COUNCIL

## Report

**Subject** : Morning Star - Rent Reduction Scheme Application In Principle  
**Committee** : Community Services  
**Date** : 02 October 2023  
**Author** : Sarah Gregson, Communities Manager

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### 1. Report Summary:

- 1.1. This report introduces one application Morning Star for the Rent Reduction Scheme, for tenancy of the Victoria Park Bowls Club.

### 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 a community benefit.
- 2.2. The Pantry Partnership are the current rent reduced tenant of the site and have given notice of leaving the property from the 31<sup>st</sup> November 2023.
- 2.3. Morning Star have expressed an interest in taking the site on and are seeking an agreement in principle for the rent reduction scheme as they run parallel processes including applying for planning permission and assessing the building for amendments and/or repairs.
- 2.4. Corporate services have taken advice on the tenancy agreement, and this is in process.
- 2.5. Morning Star have engaged with the current tenant, Environmental Services and the Communities Team and local Counsellor, John Wells, in the formation of their plans for the Bowls club.
- 2.6. Morning star plan activity delivery on the site, plus the creation of office space for staff.
- 2.7. The site would be manned three days per week.

### 3. Application Details:

- 3.1. Morning Star are a registered charity and private company limited by guarantee serving Salisbury and the immediate surrounding areas.
- 3.2. The Charity provides support for those who are homeless and those who suffer from drug or alcohol abuse or other addictions/
- 3.3. The charity provides practical support to those seeking housing, including food provision, furniture, advocacy and clothing.
- 3.4. They also deliver 12 week life recovery courses. Currently these are offered three times a year but the bowls club would enable these to be more frequent due to the absence of room hire costs.
- 3.5. Though tenancy at the club they also hope to provide
  - 3.5.1. A therapeutic community around their courses
  - 3.5.2. The opportunity to learn life skills
  - 3.5.3. Increased opportunities for volunteering and to 'give back'.

- 3.6. Morning Star aim to deliver all their work sustainably, recycling furniture and clothes and reallocating food waste.
- 3.7. Morning star already work with a range of charities and community support organisations across the city including Salisbury Foodbank, Turning Point, the Women’s Refuge, and the Rough Sleeper Team. These relationships will be ongoing.
- 3.8. The application notes that while there is significant central government funding for crisis support on addiction, Morning Stars courses and approach look at prevention and ongoing community support, with a view to prevention of crisis.
- 3.9. 10 – 12 local people will benefit from each life recovery course
- 3.10. Morning Star also intend to work with current pantry partnership volunteers to continue the work they do in redistribution of foods that would otherwise go to waste.
- 3.11. “Our current lack of a central base, while working with chaotic clients means that we often lose touch with people as they do not know how to find us”
- 3.12. This work specifically benefits those who are on a low income due to barriers to work presented by addiction and homelessness.
- 3.13. Morning star has designated reserves equivalent to 3 months operating costs
- 3.14. The Rent Reduction will enable to organisation to channel additional funding directly into staffing costs to maintain consistent delivery and safe ratios. Full staffing costs are estimated as £21k, which they will seek to increase to £38k to bring in an additional staff member over the next year.
- 3.15. Morning Star will need to continue to see grant funding throughout their proposed tenancy at the bowls club.

#### **4. Officers Comments**

- 4.1. This application makes clear connections between the work of Morning Star and their planned activity at the Victoria Bowls Club and the Council’s Community Priorities
  - 4.1.1. Improving People’s Wellbeing
  - 4.1.2. Bringing Communities Together
  - 4.1.3. Working to Celebrate or improve understanding of marginalised communities.
- 4.2. This organisation works to support aspects of our community who are often voiceless and seeks to give them skills and confidence to have that voice, or to advocate for them.
- 4.3. A visible presence for this charity in the city would be a positive step in inclusion.
- 4.4. Morning Star have a robust inclusion and access approach and include people with lived experience from their volunteers on the ground to their trustees.

#### **5. Recommendation:**

It is recommended that the Committee:

- 5.1. Approve the Application in Principle to be approved by the Communities Manager when the tenancy agreement, planning permission and buildings insurance are in place.

#### **6. Wards Affected: All**

#### **7. Background papers:**

7.1. Application – DOC92413

**8. Implications:**

- 8.1. **Financial:** Current loss of income to the council to the value of £33,229. It should be noted that the budget set for 2019/2020 assumes this income will not be received.
- 8.2. **Legal:** Nil in relation to this report
- 8.3. **Personnel:** Nil in relation to this report
- 8.4. **Environmental Impact** Nil in relation to this report
- 8.5. **Equalities Impact Statement:** Applicants are required to give details of their equalities policy.

## Appendix 1 to Report to F&G Committee dated 8 Apr 2019

### Summary of Rent Reduction Applications

Organisation/Group	Documents supplied	Grant amount requested
<b>Salisbury Rugby Club</b>	Equal Ops Bank Statement	Ground Rent £3750
<b>Aims/ objectives of Group:</b>	Community Rugby Football club and affiliate of the Rugby Football Union providing rugby related sporting facilities for men, women, girls and boys from age 5-85. Close links to all local schools and colleges to encourage them to keep fit and play rugby at whatever level suites their abilities	
<b>Project/activity overview</b>	<p>Funds will be used to encourage more people of all ages to keep fit and take part in Rugby in every format of the game Will invest in supporting and encouraging schools to work in partnership to encourage children of all ages to take part in sport Increase numbers in both girls and boys sections Provide outreach coaching to 4/5 Secondary Schools where the schools are trying to develop rugby. Working in partnership with the schools means that some of the individuals that take part then become members</p> <p>Continue to develop the women's rugby team Provide coaching skills and fitness for all players using qualified coaches weekday evenings and at weekends over the summer</p>	
<b>Who benefits</b>	<p>There are 4 regular Senior Men's teams, an occasional Vets team, a women's team, plus walking rugby for over 55s There are the following approx. team member numbers using the club Minis &amp; Midis – 300 Juniors and youth – 170 Men – 250 Women – 30 and increasing Walking Rugby – 30 VP's – 300 Parents and guardians – 600</p> <p>The club is run almost entirely by volunteers providing approx. 25000 hours p.a. as a very conservative estimate The club generally nominates a charity to support on an annual basis and this will be reintroduced once enough money has been raised for the refurbishment of the changing rooms, alongside this the club has donate £500 to both the Air Ambulance and Stars Appeal this year The function room and other facilities can be hired free of charge for fund raising activities The club also runs the Salisbury Alzheimer's Society Men's</p>	

	Group, along with hosting their Christmas Lunch, fundraising quiz and other events
<b>Impact if grant unsuccessful</b>	The further development of the teams would have to be curtailed
<b>Purposes for holding Financial Reserves</b>	Current reserves are being used to refurbish and replace the changing rooms

<b>Organisation/Group</b>	<b>Documents supplied</b>	<b>Grant amount requested</b>
<b>Salisbury Sea Cadets</b>	MSSC partnering Charter SCC Supporting information Form of Indemnity Annual Statement of Account Latest Bank Statement Employers Liability Insurance Sea Cadet Standard Constitution	£1552.50 Land Lease
<b>Aims/objectives of Group</b>	<p>Club offering young people between the ages of 10 and 18 years the chance to learn new things, experience fresh challenges and to make new friends. Cadets also have the opportunity to take part in activities, learning new skills, all on a nautical theme.</p> <p>Young people are able to access lessons in the following skills:</p> <p>First Aid, Cook Steward / catering, map reading/ navigation, orienteering, swimming, Five-a-side football, archery, mountain biking, field craft, meteorology, marine engineering, indoor rowing, Btech in public services and music</p>	
<b>Project/activity overview</b>	<p>Throughout the year Salisbury Sea Cadets and volunteer staff undergo regular training, some of which is compulsory, to ensure they are up to date with required licences and instructor qualifications</p> <p>This training has meant cost implications including registrations, course fees, training manual and transport to and from courses.</p> <p>Equipment needs to be replaced, as necessary and updated frequently so that the club continues to comply with and strictly adhere to all current safety regulations</p> <p>In addition the club also subsidise costs, including monthly subscription fees for a number of Cadets who are vulnerable. For cadets who cannot afford the opportunity of an Offshore sailing course a bursary scheme is available</p>	
<b>Who benefits?</b>	<p>Currently membership consists of:</p> <p>24 Junior cadets (10-12 yrs)</p> <p>73 cadets ( 12-18 yrs)</p> <p>These figures include Royal Marine Detachment</p> <p>Supporting the cadets there is a team of some 20 volunteer uniform staff.</p> <p>The Cadet Unit is managed by a committee of 10 trustees who meet every 6 weeks to ensure they are fully compliant with</p>	

	<p>regulations  Responsibility for training is delegated to the Commanding Officer and his staff.  Attending the Unit can help boost self-esteem and confidence, in the past the Unit has hosted two young people who had been in trouble and were wearing electronic tags, both claimed they wanted to change. Sometime later as a result of their efforts and the support of the Unit the club were able to submit a report to the courts via the Probation Service and both tags were removed early. These two cadets went on to become value members of Sea Cadet Adult Staff.  The team were recently approached by two cadets who had just passed their apprenticeships in Mechanical Engineering requesting permission to establish a new Marine Engineering Workshop in the Sea Cadet Unit, and realising the list of tools and equipment were expensive, the unit managed to convince the Regional Manager of Halfords that this was a worthy cause and gained sponsorship to equip the ne Marine Engineering Workshop</p>
<b>Impact if grant unsuccessful</b>	Rent reduction assists with the training and bursary system
<b>Support for Project</b>	Recognition from outside agencies e.g. Royal Yachting Association, The Royal Navy and Royal Marines. The Earl of Wessex for their support of the anniversary of the establishment of the Duke of Edinburgh Award Scheme, Staff have been recognised by the Lord Lieutenant of Wiltshire and each year they have the High Sherriff of Wiltshire present the awards at their Annual Christmas Carol Service in December
<b>Purpose for holding financial reserves</b>	In the near future the club hope to build a new secure to place boats currently kept in the open under cover and secure Boats age also need to be replaces Replace equipment

<b>Organisation/Group</b>	<b>Documents supplied</b>	<b>Grant amount requested</b>
<b>Harlequins Sports and Social Club</b>	Email with Supporting information Thank you letter List of charitable donations awarded over the last 25 years Latest Bank Statement Employers Liability insurance Latest Accounts Constitution	Ground Rent £8000
<b>Aims/ objectives of Group:</b>	To continue to provide a venue where people are able to access the activities provided and to achieve a break-even financial position	

<b>Project/activity overview</b>	<p>To run a multi age football club firm under 9's to under 18's with 3 adult football teams</p> <p>Qualified coaching of young people</p> <p>To provide a multi activity social club supporting the needs of the local community</p> <p>To actively encourage and train volunteers for multi community activities</p> <p>To provide a meeting place for community groups</p> <p>Football matches, training and coaching, training volunteers. Social activities including, darts, pool, crib and thrift club. Charity Skittles League, Quiz nights, Live music, Wedding receptions, Birthday Parties. Annual community Fun days, Summer Coach trips to the seaside. Charity Fundraising events. Community Meeting room.</p>
<b>Who benefits</b>	<p>Including boys, youth and adult football plus the activities provided by the Social club it is estimated around 450-500 members of the local community benefit from this facility</p> <p>From time to time the club provides work experience to students from Sarum Academy</p> <p>The club also provides electricity free of charge to the floodlights on the adjoin SCC Skatepark</p>
<b>Impact if grant is unsuccessful</b>	<p>The club may not be able to provide the current range of activities, and maybe their contributions to other charities would decrease</p>
<b>Support for Project</b>	<p>No financial support other that 100% reduction of rent from SCC. The club has a team of 15 volunteers who help with the football matches, those who carry out Steward Duties have approved training. Also a team of senior age people help out with odd maintenance jobs inside and outside the club</p>
<b>Purpose for holding financial reserves</b>	<p>The club and ground facilities are nearly 30yrs old and a major repair- upgrade and refurbishment is planned</p>

<b>Organisation/Group</b>	<b>Documents supplied</b>	<b>Grant amount requested</b>
<b>Harnham Community Sports and Social Club</b>	<p>Latest Bank Statement</p> <p>Latest accounts</p> <p>Rules</p> <p>Employers liability</p> <p>Risk assessment</p> <p>Equal opportunities policy</p> <p>Letters of support</p>	£2426.50
<b>Aims/ objectives of Group:</b>	<p>To continue to offer a range of activities which cater for all age groups primarily in Harnham but also to the rest of Salisbury</p>	

<b>Project/activity overview</b>	<p>SCC has used the club in the past to run school holiday clubs</p> <p>Football pitch to be used by members of the community for parties including bouncy castles</p> <p>The club is available for hire for family parties, wakes, and to local businesses.</p> <p>The club supports a number of teams, including football entering the Salisbury and District Football League and a darts team</p> <p>Under 14 football team</p> <p>Weekly meat raffle</p> <p>Quiz nights</p> <p>Live music events</p> <p>The club is aware of the importance of the club to the local community and as such they encourage families to come along for family time.</p> <p>The club plans to increase membership by way of a leaflet drop to new residential areas</p> <p>Aims to increase membership by 10%</p> <p>The club will be celebrating its 30<sup>th</sup> Anniversary this year. They will be offering Knockout Pool &amp; Darts competitions and a quiz based on 1989 when the club opened.</p> <p>They will be holding a free music event which will be for families</p>
<b>Who benefits</b>	<p>Under 14 football team, supporting the team will help to ensure physical health – approx. 20 children</p> <p>Prosecco Ladies Group – meet monthly, this helps to address social isolation and socialising improves mental health – approx. 20 attend</p> <p>Motorcycle club – approx. – 20-40 members</p> <p>Darts Team – approx. 6 members</p> <p>Men’s football team – approx. 20-25 members</p> <p>Local businesses – approx. 25- 30 people</p> <p>Bingo Night – 15-20 attendees</p> <p>Local members and families approx. 200</p>
<b>Impact if grant is unsuccessful</b>	
<b>Support for Project</b>	The club has received five letters of support from users and the community
<b>Purpose for holding financial reserves</b>	Financial reserves have been held in case the Rent Reduction is taken away

<b>Organisation/Group</b>	<b>Documents supplied</b>	<b>Grant amount requested</b>
<b>Stratford Social Club</b>	Letters of support	£2,000 (Base rent is £15,000 per annum however, the club were only ever charged £,2000 by Wiltshire Council prior to asset transfer)

<b>Aims/ objectives of Group:</b>	Work with neighbourhood and community to help improve the wellbeing of all local people and to help them enjoy life. To work with the caravan park to help extra tourism in Salisbury To look after our members etc
<b>Project/activity overview</b>	To continue to provide a venue where local people are able to meet together. To provide a venue which local people can hire for private functions To provide a range of opportunities for local people to attend events e.g. bingo, live music event, regular meat draw The rent reduction will ease pressure on the income for the club to continue in the provision of the facility to the community The club has a resident Darts, Pool and Crib team
<b>Who benefits</b>	Several groups meet on a regular basis at the club: Art class – approx. 20 members Line dancing – 10 members Kumon English Classes – 30 attending Band practice – 5 members Mencap Monthly Disco – 80 attending Mencap fundays – 25 attending The Shak youth Club meets here on a weekly basis
<b>Impact if grant is unsuccessful</b>	The club would struggle financially
<b>Support for Project</b>	The club has received several letters of support for its activities
<b>Purpose for holding financial reserves</b>	N/A

<b>Organisation/Group</b>	<b>Documents supplied</b>	<b>Grant amount requested</b>
<b>23<sup>rd</sup> Salisbury Scouts</b>	Policy organisation and Rules Old Sarum Treasurers Account 23 <sup>rd</sup> Salisbury Scout Group Financial Yr 17/8 Public Liability Insurance Od Sarum Scout Group Balance Sheet	£2500
<b>Aims/ objectives of Group:</b>	As part of the International Scouting movement their aims are to bring young people together to do more, learn more and be more. To develop skills to succeed now and in the future, to create a strong community	

<b>Project/activity overview</b>	<p>Weekly section meeting for 125 young members for ages 6-14years Social and community events for families in the local area, all run by local volunteers.</p> <p>Old Sarum scout group (Beaver &amp; Cub Sections) were at risk of closure in 2018 due to lack of committee to support leadership in delivering scouting activities. They became part of 23<sup>rd</sup> Salisbury Scout Group in May 2018 so that necessary governance and support structure could be shared.</p> <p>Currently Old Sarum section have no camping equipment of their own 23<sup>rd</sup> Salisbury Scout group does not have enough equipment to allow all sections to camp together, purchasing extra equipment and running joint activities will help Old Sarum section to thrive and attract new leaders and volunteers</p>
<b>Who benefits</b>	<p>32 young people at Old Sarum 93 young people in the Salisbury 23<sup>rd</sup> Scouts</p>
<b>Impact if grant is unsuccessful</b>	<p>Equipment would not be purchased</p>
<b>Support for Project</b>	<p>None noted</p>
<b>Purpose for holding financial reserves</b>	<p>Old Sarum currently holds approx. £2200 in their bank account £2500 will be paid in march in capitation fees, with balance remaining therefore less than £1000</p>

## Appendix 2 to Report to F&G Committee dated 8 Apr 2019

### Recommendations from Communities Working Group – Thu 28 Feb 2019

	Organisation	Recommendation
1	Salisbury Rugby Club	Recommended to approve application for rent reduction scheme subject to the receipt of further financial information with respect to their reserves.
2	Sea Cadets	Recommended to approve application for rent reduction scheme
3	Harlequins Sports and Social Club	Recommended to approve application for rent reduction scheme
4	Harnham Sports and Social Club	Recommended to approve application for rent reduction scheme. The Working Group notes that the Club is aiming to increase its membership in 2019
5	Stratford Social Club	Recommended to approve application for rent reduction scheme. The Working Group noted the Club will be requested to work closely with the Council to improve the management and use of the club.
6	Old Sarum Scouts	Recommended to approve application for rent reduction scheme