

EXCERPT FROM THE MINUTES OF THE MEETING OF LEISURE SERVICES COMMITTEE OF
28 JANUARY 1998

HIRE OF COMMUNITY CENTRES - AIRDRIE AND COATBRIDGE HELPING HANDS
ORGANISATIONS

18. There was submitted a report (docketed) dated 12 January 1998 by the Director of Leisure Services (1) advising that the Airdrie and the Coatbridge Helping Hands Organisations were currently respectively charged non-commercial rates for the let of the Resource Centre, Airdrie and Whifflet Community Centre, Coatbridge for the purposes of running "Soup Kitchens"; (2) giving details of the lease values of the "Soup Kitchen" areas of the Centres, and (3) containing his proposals thereon.

Decided:

- (1) that, subject to the approval of the Planning and Development (Buildings and Property) Sub-Committee, the "Soup Kitchen" areas within the Resource Centre, Airdrie and Whifflet Community Centre, Coatbridge be leased to the Airdrie and the Coatbridge Helping Hands Organisations for a peppercorn rent of £1 per annum, and
- (2) that the matter be remitted to the Planning and Development (Buildings and Property) Sub-Committee for its consideration.

NORTH LANARKSHIRE COUNCIL
REPORT

To: LEISURE SERVICES COMMITTEE		Subject: HIRE OF COMMUNITY CENTRES - AIRDRIE HELPING HANDS
From: DIRECTOR OF LEISURE SERVICES		
Date: 12 January 1998	Ref: AM/KH	

1. **INTRODUCTION**

This report details the current use of community centres by the "Helping Hands" Organisation for the purpose of running soup kitchens.

2. **BACKGROUND INFORMATION**

There are two Soup Kitchens operated by the Helping Hands Organisation which are currently located in Community Centres.

1. **Airdrie Soup Kitchen**

- (i) Based in the Resource Centre, Anderson Street, Airdrie, the soup kitchen operates between 7pm and 9pm each evening.
- (ii) The responsible organisation is Airdrie Helping Hands. Funding of the soup kitchen is the responsibility of a rota of nominated parishes.
- (iii) Prior to 1 April 1996, Monklands District Council provided a free let for the accommodation. This was removed on 1 April 1996 as part of North Lanarkshire Council policy.

2. **Whifflet Soup Kitchen**

- (i) Based within Whifflet Community Centre, Easton Place, Coatbridge, in self-contained premises, the soup kitchen operates between 7.30pm and 9pm each evening.
- (ii) The responsible organisation is Coatbridge Helping Hands. Funding of the Soup Kitchen is the responsibility of a rota of nominated parishes.
- (iii) This was a new activity within North Lanarkshire which has operated since December 1996.

3. HIRE CHARGES AND OPERATING COSTS

1. Airdrie Soup Kitchen

The Council is currently meeting all of the building running costs for the soup kitchen including caretaking and cleaning costs.

Although the overall premises are shared with the Citizens Advice Bureau, there are no other users of the "soup kitchen" area.

The appropriate hire charge for 1997/98 at non-commercial rate for this let is £3,151.20.

2. Whifflet Soup Kitchen

The Council is currently meeting the energy and utility costs for the operation of the soup kitchen. No caretaking/cleaning services are provided. The group open and close the premises.

The appropriate hire charge for 1997/98 at non-commercial rate for this let is £3,151.20 (calculated on same basis as Airdrie).

No other users have access to these premises, and the Department was requested to consider a lease arrangement.

4. LEASE COSTS

The Department of Planning & Development has recently provided information on lease costs for the above properties.

The lease value supplied is as follows:

Airdrie Resource Centre	-	£6,400 p.a.	}	Both exclusive of repairs, insurance, rates and energy costs.
"Soup Kitchen" area			}	
			}	
Whifflet Community Centre	-	£5,000 p.a.	}	
"Soup Kitchen" area			}	

5. CURRENT FINANCIAL POSITION

1. General

Both organisations were initially notified that the non-commercial hire charge would apply and both owe monies to the Council in relation to their use of their respective facility since 1 April 1996 and 1 December 1996 respectively.

Positive action has not been taken to recover this money pending the receipt of lease values.

2. Grants

It would appear that both organisations may be eligible for support funding from both North Lanarkshire Council's Community Development Grants Fund and through the Social Work

Department s10 grant, e.g. Airdrie Soup Kitchen received a s10 grant of £1,500 to cover hire charges during 1997/98 and has applied for a grant for £3,000 for 1998/99.

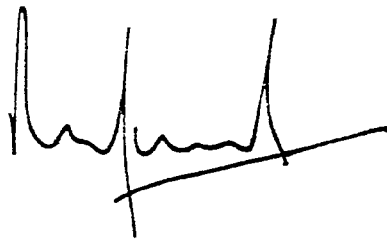
3. **Concessionary Let Status**

It may also be appropriate to consider the application of concessionary let status to Soup Kitchens which would approximately halve the hire charges detailed above.

6. **RECOMMENDATION**

It is recommended that:

- (1) The Council decides whether to make available the lease option to the "Helping Hands" Organisation;
- (2) If this option is not available, a charging status is determined as required;
- (3) The Community Centres income budget is adjusted accordingly.

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