

SHIREWAY BRIEFING



MONDAY 30TH JANUARY 2023 @ 19:30HRS

PARISH HALL

SHIREWAY COMMUNITY CENTRE

Update on situation at Shireway

- Dodington Parish Council were made aware of issues beginning of 2022...
- Charities Commission were to investigate the Charity that was Shireway Community Association
- At Full Council Meeting – March 14th 2022 it was resolved to nominate both Shireway Community Association & Tipping Site for ACV



May 2022

- On 30th May 2022 – DPC were informed that Shireway Community Centre and land had been successfully nominated at Asset of Community Value

- May 31, 2022 8:00 am Published by Hannah Saunders
- *** UPDATE** Dodington Parish Council heard on Monday 30th May 2022 that South Gloucestershire Council had agreed Asset of Community Value (ACV) nomination – and SWCA is to be listed for next 5 years on the register with ACV status. This illustrates commitment from Local Authority as well as Parish Council to try and maintain site for continued community use.
- Dodington Parish Council nominated the site of Shireway Community Association (SWCA) for “Asset of Community Value” (ACV) status earlier in 2022 (shortly after the centre closed its doors)
- The aim of the ACV is to try to give some protection to the site for future use as a community facility. The ACV application needs to be decided by South Gloucestershire Council (SGC).
- However, on 23rd May 2022 Dodington Parish Council unanimously agreed to try to secure the SWCA site for continued community use. This demonstrates the Parish Council’s commitment to the site.
- At this stage it is not clear whether this will be possible, what it might look like, or how long it will take. The Parish Council aim to work closely with the Charities Commission and other stakeholders.
- The Parish Council will publish updates in due course. If you need further information, please contact Clerk to the Council Hannah Saunders (details below).

July 2022

- The Shire Way Community Association aims to advance education and provide leisure and recreational facilities for the inhabitants of Sodbury, Yate and Westerleigh.
- The regulator opened a statutory inquiry into the charity in January 2022, over concerns about the trustees' management of the charity's resources and financial affairs. All of the trustees have since resigned, leaving the charity unable to function. The Charity Commission has now appointed interim managers to the charity as part of its inquiry.
- Charles Turner and Paul Barber of Begbies Traynor were appointed as interim managers on 18 July 2022. Their responsibilities include securing the charity's assets and reviewing its financial viability. The outcome of the financial viability assessment will inform their next steps, either implementing new governance arrangements or, if it is found to no longer be viable, winding the charity up. This may include engaging with external third parties with regard to future arrangements for the charity's key property assets.
- The Commission's inquiry into the charity continues. It is the Commission's policy to publish an inquiry report upon its conclusion.

Dear Mrs Saunders

RE: ASSET OF COMMUNITY VALUE – SHIRE WAY COMMUNITY CENTRE, SHIRE WAY, YATE, BRISTOL, BS37 8YS

I am writing with regards to the Shire Way Community Centre that is currently registered as an Asset of Community Value within the District of South Gloucestershire.

I have received correspondence from Begbies Traynor who have received authority from the Charity Commission to commence marketing the above property.

As Dodington Parish Council submitted the nomination to have this property added to the register, I am writing to inform you about the proposed sale and to also notify you of the moratorium period.

The moratorium process states that Dodington Parish Council or other qualifying community interest group have 6 weeks from the date of my letter to them (17th October 2022) in which to express their interest in being considered as a potential bidder by sending in a written request to South Gloucestershire Council (please address for my attention).

If no such expression of interest is received we will notify Begbies Traynor that they are free to dispose of the property to whomever they choose and at whatever price, and no further moratorium will apply for an 18 month protected period.

If we do receive an expression of interest from Dodington Parish Council or other qualifying community interest group before the deadline of 28th November 2022 then the full moratorium process will commence, which means that you will have up to six months from the date the landowner informed the Council of their decision to dispose of the asset (13th October 2022) in which to submit a valid bid for the property.

The Legislation does not require that an owner must sell the property to the nominating body; they are able to sell to whomever they choose.

Yours sincerely

Helen Hudd

Letter sent to SGC 28th October 2022

- [ACV - Shireway - Letter to Helen Hudd - October 28th 2022 1.pdf](#)
- This was acknowledged by SGC on 1st November 2022 and Clerk was informed of other interested parties.
- All information available publicly via SGC website under Community Right to Bid Page / Forms
- <https://www.southglos.gov.uk/documents/Assets-of-community-value-register.pdf>



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FAO Ms Helen Hudd
Technical Support Officer, SGC
Property Services
Resources & Business Change
South Gloucestershire Council
PO Box 1953
Bristol
BS37 0DB

October 28th 2022

(helen.hudd@southglos.gov.uk)

Dear Ms Helen Hudd

ASSET OF COMMUNITY VALUE – SHIREWAY COMMUNITY CENTRE, SHIREWAY, YATE, BRISTOL, BS37 8YS

Thank you for your letter dated 17th October 2022 regarding Shireway Community Centre and the intention of Begbies Traynor to market the site / property.

At an Extra Ordinary Meeting of Dodington Parish Council – held on Monday 24th October 2022 – at which the matter was duly discussed by members.

After due consideration, it was unanimously agreed that Clerk to Dodington Parish Council respond to South Gloucestershire Council – expressing the Parish Councils interest in being considered as a potential bidder.

Please take this letter – sent by email – as written request of Expression of Interest by Dodington Parish Council.

Members did have a few other questions – which I will address separately. In the meantime, if you have any queries – please don't hesitate to contact me.

Yours Sincerely

H saunders

44	<p>Shire Way Community Centre, Shire Way, Yate, South Gloucestershire, BS37 8YS</p> <p>Received notice of intent to make relevant disposal (6 week initial moratorium period expires 28th November 2022)</p> <p>Intent to submit a bid notification received on 28th October 2022 by Dodington Parish Council.</p> <p>Confirmation of intent to submit a bid was received on 31st October 2022 by Incredible Kids.</p>	Dodington Parish Council	15/03/2022	27/05/2022	27/05/2027
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South Glos - assets of community value

	<p>Intent to submit a bid notification received on 9th November 2022 by Brandon Trust.</p> <p>Intent to submit a bid notification received on 23rd November 2022 by Paul's Place.</p> <p>The full 6 months moratorium period has been initiated and will expire on 13th April 2023.</p>				
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Info gathered

- Photo's from visits....via Drop Box
- Several visits to site and discussions with Begbies & Traynor
- Discussions with SGC Property Services Dept
- Independent Valuation carried out by David James and Partners – Sept 2022.
- Sales literature from Christie and Co.

COSTS

Would be looking at £150k to secure land, building and leasehold....

ON TOP OF THIS would need....money for legal fee's +
£2500 / year for rent to SGC (even if didn't do anything)

£2000 min / year insurance

Upkeep and caretaking and utilities (for alarm, and lighting)

Before anything undertaken – Asbestos and other survey's....

Thus looking at £6k / year even if do nothing to site initially.

HOW WOULD DPC FUND THIS?

Only way would be via a PWL in first instance

If borrowed £200k over 40 years this would be a pay back of £900 / month.

This would have to be funded in first instance by increase to Precept...

Per Band D property this would equate to 40p extra / month....

$$40p \times 10 = £4$$

$$£4 \times 2700 = £10800 (= £900 \times 12).$$

This is without doing anything to property....

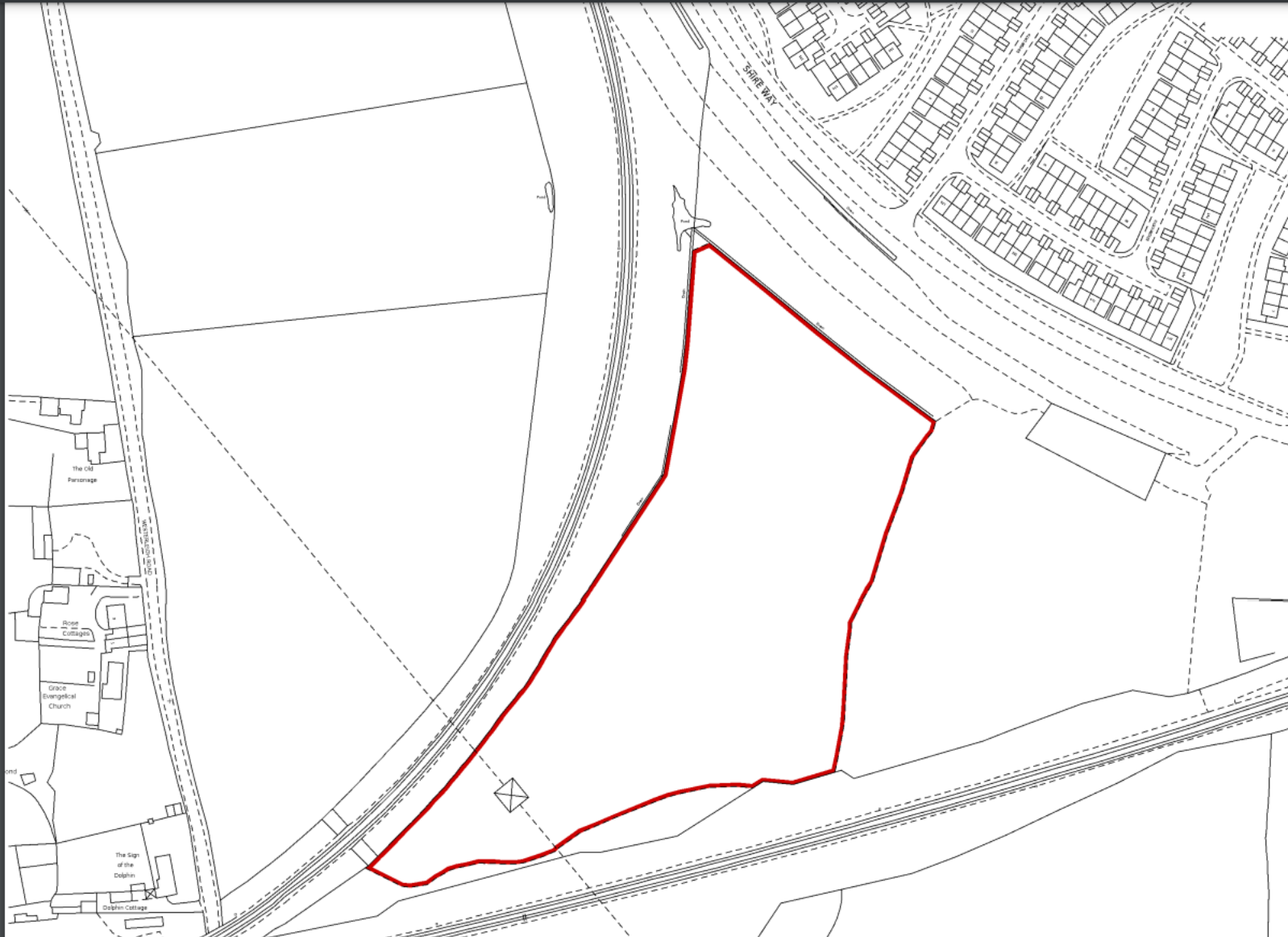
- If we wanted to improve property to allow to open – then costs / borrowing would be likely to go up....
 - Collaboration – would this help?
 - What would bring us an income??
 - Cost of Consultant / extra staff?
-
- Likelihood is that we would have to borrow more and only way of paying this back would be a further increase in precept...

RISKS

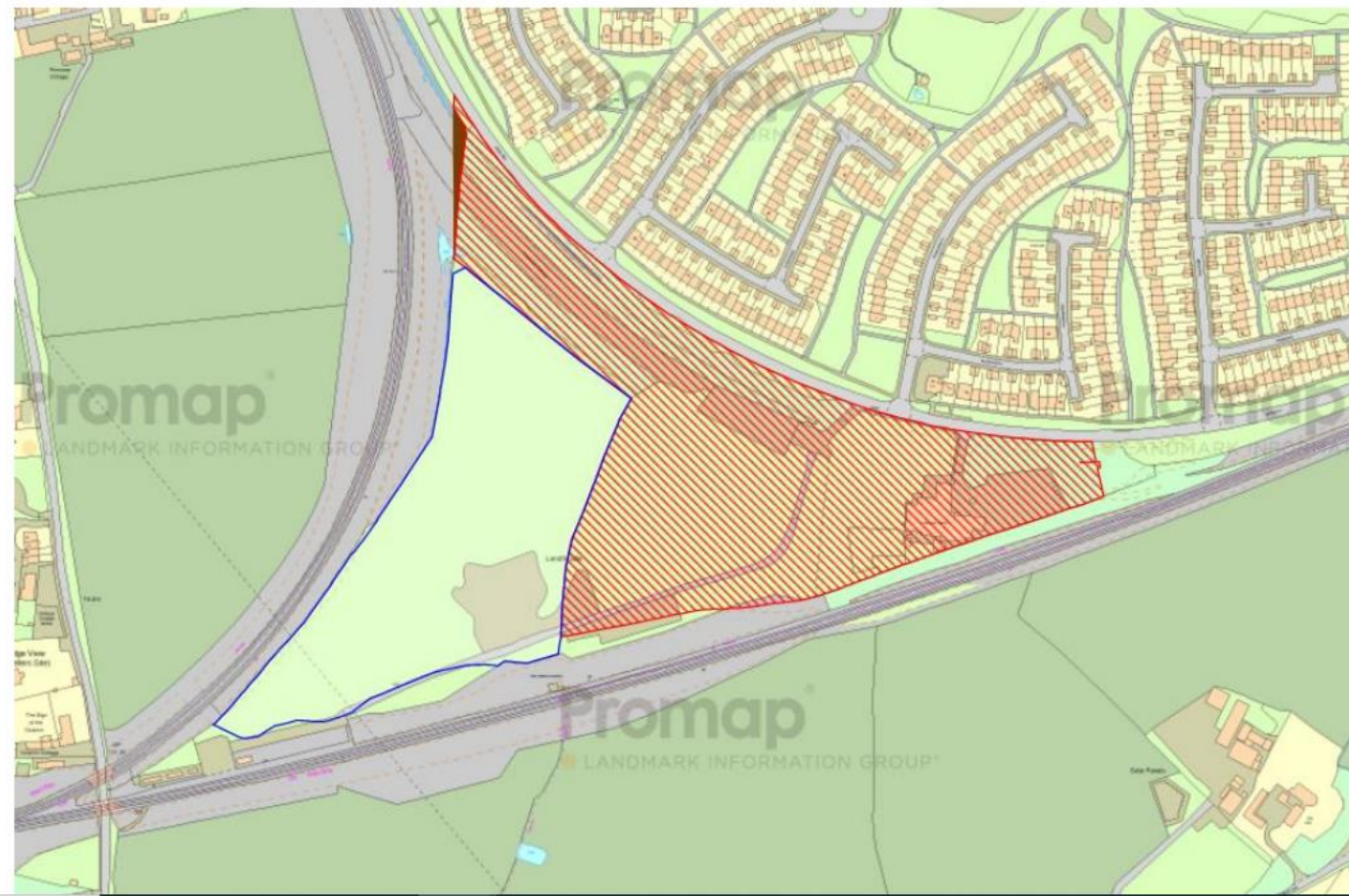
- CAF Bank Loan of approx. £100 - £150k (they have first charge)....it is hoped that Begbies&Traynor and Charities Commission clear this with disposal of land, etc– but still risk
- Other Creditors (that didn't have security) come looking for monies...(in particular the utilities companies)
- Place isn't fit for purpose as it stands....(photo's prove this)
- As only 60 year lease if want to do anything longer term would need to negotiate variation / extension of lease with SGC and we would be liable for all costs (ultimately they may not agree to this)
- Split of land – freehold / leasehold and oddities

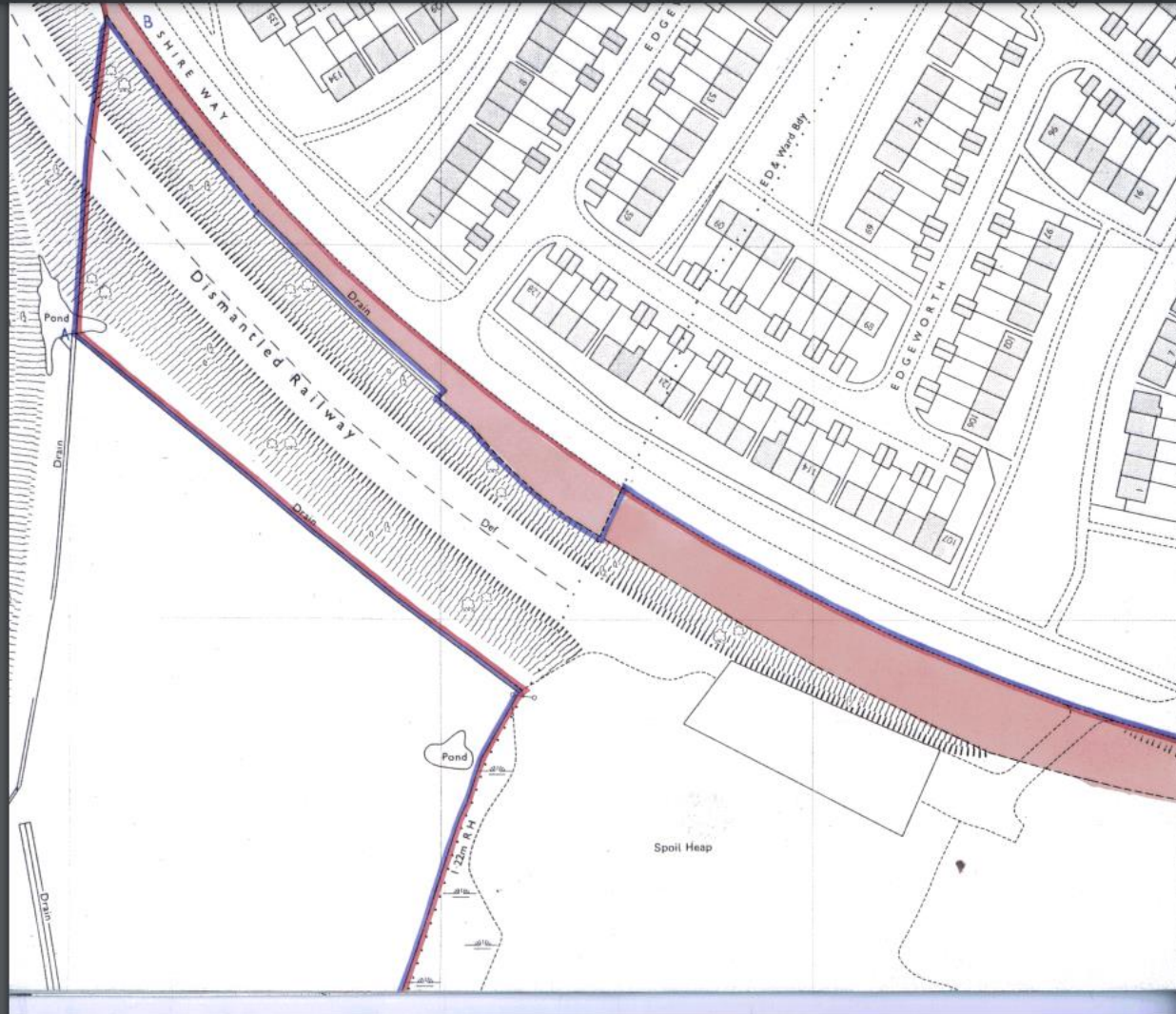
Two Parcels of Land

- We wouldn't get Freehold without the Leasehold.
- Not worth getting Freehold due to access – would need either leasehold or to pay person with lease for access.
 - This is because of access issues Network Rail

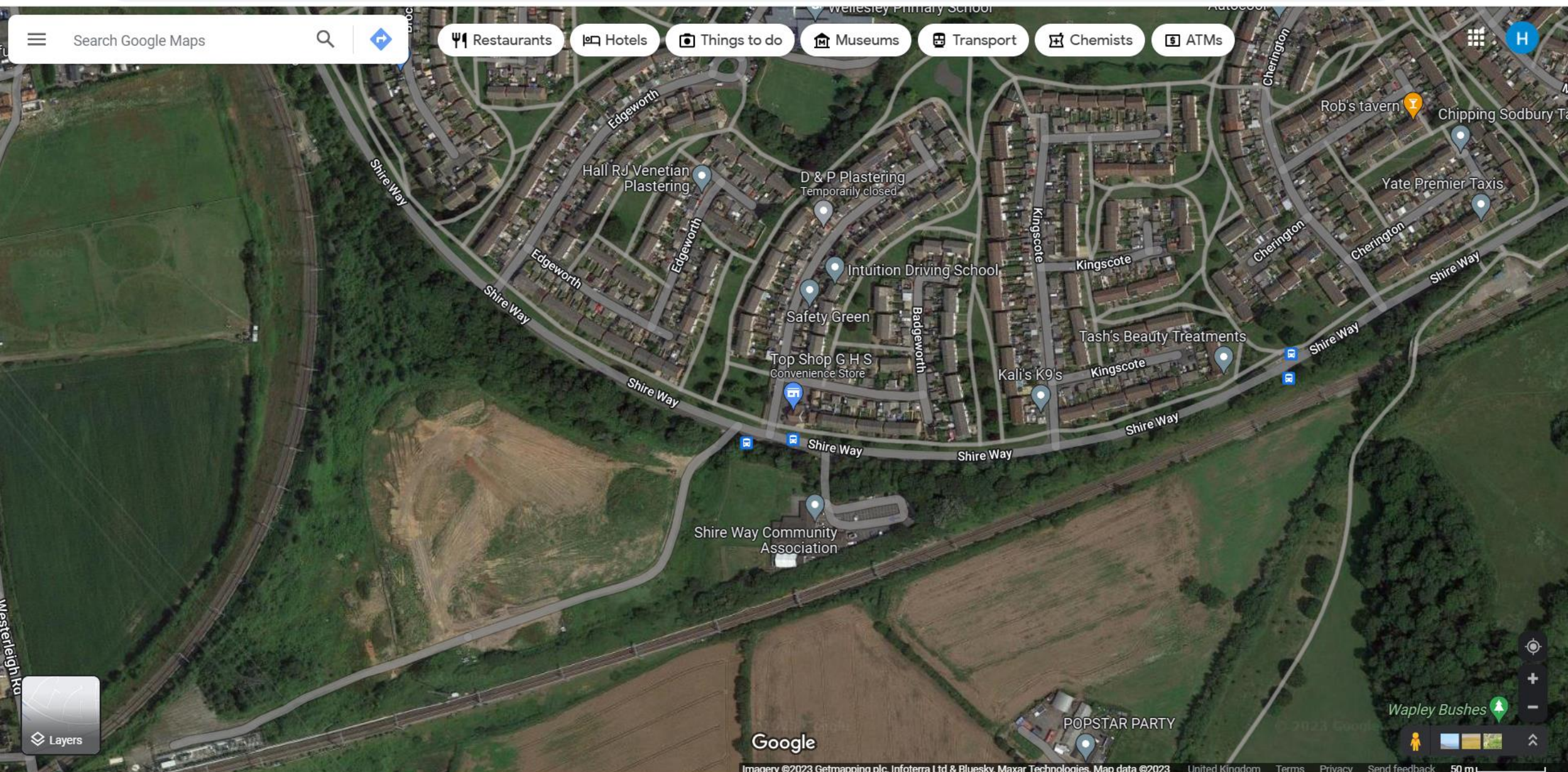


Building and Land at Shireway Community Association, Shireway, Yate, BS37 8YS





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WHAT MAY HAPPEN TO SITE IF DPC DON'T DO ANYTHING??

- If it gets sold to one of the charitable organisations that have Expressed and Interest in Bidding....
- If it goes on Open Market – someone from hospitality sector could secure site – but with current restrictions (ACV, etc) this would make difficult....
- SGC take back land (although this could be a bit of battle between SGC and Begbies / Charities / CAF)....

DECISION / RECOMMENDATION???

- **Continue** – look to raise funds via PWL – means consulting with local community due to increase in precept (this needs to be done before 27 March – and before Bid put in) *if community says NO – **Walk Away**.*
- *Even if we Continue* – and Community says YES – and can raise funds via PWL – Charities Commission / CAF don't have to accept bid (they may have had a better one from one of the other groups – or they could widen the net... so it could have been futile – but you can say confidently you did what could to save site)
- **Continue** – and secure site.....need PLAN – and knowledge before taking out PWL that PLAN can realistically happen....KNOW that SGC willing to enter discussions re lease and variation....but we are talking £'sss and potential risk.
- **Do nothing** – Walk Away – and have already invested time and money and don't want to gamble further with public funds