

Minutes of a meeting of the Regulatory and Appeals Committee held on Thursday, 28 March 2024 in Council Chamber - City Hall, Bradford

Commenced 10.00 am
Concluded 10.15 am

Present – Councillors

| LABOUR | CONSERVATIVE | GREEN |
|--------------------------|-------------------|---------|
| Shafiq Alipoor Lal | Brown Sullivan | Edwards |

Councillor Shafiq in the Chair

45. DISCLOSURES OF INTEREST

In the interest of transparency, all Members who had been in attendance at the meeting on 16 March 2023 when the decision had been made to appraise the options for the potential disposal of the lodge and associated land at 40 Brow Gate, Baildon disclosed that interest. They remained in the meeting during consideration and voting on the item.

46. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

47. MEMBERSHIP OF SUB-COMMITTEES

There were no changes proposed to Sub-Committee membership.

48. DISPOSAL OF 40 BROWGATE, BAILDON

The report of the Strategic Director, Place, (**Document “K”**) asked Members, acting as Trustees of Baildon War memorial Charity, to agree to the disposal of 40 Browgate Baildon namely Baildon War Memorial. That was consisting of both house and shrine and following an appraisal of options by Phil Barker, Assistant Director of Sport & Culture under delegated powers from the Director of Place.

The report revealed that the Bradford Flower Homes Development Limited Charity had indicated, via the Council’s Estates Service, a wish to take over the management responsibility and custodianship of Baildon War Memorial

(consisting of both house and shrine) held on charitable trust by Baildon War Memorial Charity.

The objectives of the Bradford Flower Homes Development Charity's objectives were reported and Members were assured that they were broadly in line with those of the Council as trustees of Baildon War Memorial Charity.

Members were reminded that at the meeting on 16 March 2023 it had been agreed that the Assistant Director, Sport & Culture in Place, was authorised to appraise the options for the potential disposal of the lodge and associated land at 40 Brow Gate, Baildon by transfer to Bradford Flower Homes Development and a detailed progress report was provided following that appraisal.

The committee, as trustees of the Baildon War Memorial Charity, was also reminded that it must act in the Charity's best interest to carry out its purpose both currently and in the future.

It was explained that the property had been vacant since the last occupier had died and was now in a heavily dilapidated state of repair. To refurbish the property would require over £150,000 to return it to a habitable stage and comply with DDA legislation.

In response to questions, it was confirmed that the Council were not able to access funding to undertake the works required and there was no budget within the Council for that purpose.

Bradford Flower Fund were able to access their own capital and external funding, which the Council could not, and had agreed to undertake all necessary works to bring the property back to its intended purpose of providing accommodation for appropriate people.

A Member clarified his belief that Baildon War Memorial Charity's broadly aligned to Bradford Flower Fund. In response it was confirmed that the Charity Commission had confirmed that the majority of objectives of the two charities were aligned.

The report revealed that it had been demonstrated that Baildon War Memorial Charity had no financial resources to repair the asset and that the only previous funding had been gained from a rental income, which had since ceased.

It was questioned if investigations had been made to ascertain if other charities would be interested in acquiring the asset and it was confirmed that, when the building became vacant, checks had been made with charities with similar aims and objectives and no interest had been received. It was confirmed that Bradford Flower Fund had a number of sites throughout the country including a large residential property providing 20 to 25 units in Baildon. Their accounts and abilities had been checked together with their ability to seek further funding.

A Member queried the level of maintenance which would be provided to the buildings and it was explained that assurances had been received from Bradford Flower Fund management that they would resolve any issues which may arise. The responsibilities of the Charity Commission were also reported.

A Member of Baildon War Memorial Action Group addressed the meeting and reported the organisations support for the transfer. He explained that the group had contacted other charities involved in supporting veterans and that Bradford Flower Fund Homes were the only charity with a desire to renovate the asset. He reported that Baildon War Memorial Action Group fully supported the transfer of the asset to Baildon Flower Fund Homes.

Resolved –

That the outcome of the Options Appraisal be accepted and, as both charities broadly aligned and ensuring that the Baildon War Memorial be retained and maintained, the transfer of asset to Bradford Flower Homes Development Limited be agreed.

To be actioned by: Strategic Director, Place

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER