

## **Minutes of a meeting of the Regulatory and Appeals Committee (sitting as Trustees) held on Thursday, 4 October 2018 at City Hall, Bradford**

Commenced	12.45 pm
Concluded	1.20 pm

### **Present – Councillors**

<b>CONSERVATIVE</b>	<b>LABOUR</b>	<b>LIBERAL DEMOCRAT</b>
M Pollard	Warburton Wainwright Amran Watson	Griffiths

Observers: Councillors Dunbar and Mullaney (Minute 55)

Apologies: Councillor Russell Brown and Councillor Simon Cooke

### **Councillor Warburton in the Chair**

#### **53. DISCLOSURES OF INTEREST**

In the interests of transparency, Councillors Amran and Watson disclosed that they had received communication from interested parties in relation to the item concerning the Former Allerton Library, 2-4 Greenbank Road, Allerton, Bradford (Minute 55). They had not discussed the matter nor expressed a view and undertook to approach the issue with an open mind and to consider all the relevant material planning issues before making a decision.

**ACTION:** *City Solicitor*

#### **54. INSPECTION OF REPORTS AND BACKGROUND PAPERS**

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

#### **55. FORMER ALLERTON LIBRARY, 2-4 GREENBANK ROAD, ALLERTON, BRADFORD**

The Strategic Director, Corporate Resources presented a report (**Document “AB”**) in respect of the proposed disposal of the former Allerton Library, 2- 4

Greenbank Road, Allerton, Bradford which was owned by a Trust of which the Council was the sole Trustee. The original purpose of the Trust had been the provision of a public library and reading room.

The report explained that the property had last been occupied in 2005 and it was now in a poor state of repair and had been the subject of a number of complaints.

In relation to a request, from a Ward Councillor, for deferral of the proposal the Solicitor to the Trustees explained that the purpose of this report was to seek further information in respect of two potential options for disposal of the property, this process would include consultation which would allow the Ward Councillors to have an input. In light of this the Ward Councillor withdrew his request for the matter to be deferred.

The City Solicitor and the Strategic Director responded to questions from Members as follows:

- It was believed that there had been some interest in the building from local community groups since becoming vacant in 2005. However, occupation of the building would be a challenge, due to the state of disrepair, and to date it appeared that the associated costs had proved to be prohibitive. There had been requests from other parties to purchase the property.
- The question about whether a Community Asset Transfer (CAT) would be appropriate and/or permissible in this case was a technical legal issue due to the nature of the ownership and the responsibility of the Council.
- The building was not fit for a tenant and substantial capital investment would be needed to bring it to an appropriate standard. It was currently costing the Council money.
- A report could be taken to the Project Appraisal Group, as had been done with the Priesthorpe Annexe, to seek some capital investment.

A representative of a local charity addressed the meeting with a proposal that the organisation be permitted the opportunity to put a business case together, for submission to the Trustees, to use the building. He explained that:

- The organisation had been running for 15 years and had a turnover of £200,000.
- It provided community based activities and services and was well known in the community, helping a wide range of people.
- Within a 5 to 8 period £1.8 million of funding had been secured to grow their services.
- They did not have the necessary capital at this moment in time but had an excellent track record in generating income and working in different ways with the community.
- Two social enterprises had been set up by the charity and both were profitable; the aim was to empower those individuals who were the furthest away from employment and help them back into work.
- This building was a legacy for Allerton; the original purpose of the Trust had now been frustrated.
- There was a significant need for educational facilities within the local community.

- The charity invested in people; it was effective and could change lives.
- It was frustrating, as a local resident, to see this building neglected and unused.
- There was a wish to create a community bakery business to bring it back into use. If the existing structure could be renovated that would be good but if it needed to be replaced then a way would be found to do so.
- The building would be beyond economic repair through a traditional approach.
- The charity would like to have the opportunity to put a business case forward.

A Ward Councillor echoed and supported these comments. He said that such use would reflect the aim of the original Trust and would fulfil a need in an area of deprivation. The property was currently a visual eyesore and the charity had a great deal of passion to use this for a positive purpose for the residents of Allerton.

Another Ward Councillor expressed support for the charity's proposal; she said that the organisation had a strong track record in such projects.

It was noted that the Trustees would have to be satisfied that any use would comply with the objectives of the Trust.

**Resolved –**

**That the Strategic Director, Corporate Resources be requested to explore the feasibility and possibilities in respect of the proposal by Kidz Klub Allerton (Rooted In) to use the property, to include consideration of whether the proposed use would comply with the terms of the Trust, and to report back to the January 2019 meeting of this Committee.**

**ACTION:** *Strategic Director, Corporate Resources*

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