

Community Interest Company and Clubhouse Lease.

Background

The building which is known as the CS&SC is built on land which was gifted to the Town by several philanthropic landowners in the 19th and 20th centuries. Upon Local Government reorganisation in 1974, the whole site transferred ownership from Caistor Rural District Council to Caistor Town Council as the successor Parish. From then on it has been maintained by the Town Council for the public good.

The current Clubhouse was built completed circa 1985 funded by Caistor Town Council, West Lindsey District Council and with various grants via local contractor with the assistance of the Government's Youth Training Scheme plus volunteers.

The Town Council then established the current Management Committee. The Management Committee's purpose is to operate and look after the facility on its behalf and included 3 Councillors as representatives of the Town Council (one of whom should be Chairman) along with representatives of the CS&SC sports groups and users. **The Chairman acknowledged the background and proposed structure.**

Leases & Licences

Currently, each of the Sports Clubs hold licences or leases for their part of the site from Caistor Town Council. This includes access to the clubhouse facilities. These legal entitlements would remain unaffected by the establishment of a CIC.

The Social Club however, does not have the benefit of such an arrangement and has no security of tenure. Whilst the informal arrangement has worked well in the past it has been found that the CS&SC is not a legal entity and cannot enter into contracts nor a lease with the Town Council. Efforts have been made over many years to agree such a lease and these are continuing.

Currently however, the Town Council has offered the Club a non-repairing or insuring lease, at below commercial rates, in order to minimise CS&SC costs. It is anticipated that there would be little impact if any, on the operation of the current club operations and its management. **The Chairman noted the position.**

Community Interest Company

The logical resolution to this legal matter is for the Club's Management Committee to be transformed into a Community Interest Company. This would allow the Club to essentially retain its current management structure, with the executive committee forming the basis of the CIC Board. This would also ensure continuity in operations. Once established the Club's bank accounts could then be renamed Caistor Sports & Social Club CIC.

It is however, for the Town Council as owners to determine how it wishes the Club premises to be managed. It wishes to do so in collaboration with users and respectful of the current arrangement. The Town Council has no desire to operate the Club directly other than to retain its three nominees (and Chairman). It is recommended that the CIC should therefore be set up via the Town Council reflecting the aims and objectives of the Town Council and Sports and Social Club. **The Chairman authorised that the Town Council as landowner establish a Community Interest Company.**

Clubhouse Lease

At a later date we can continue discussions on a formal lease between the CIC and the Town Council. This would include a rental amount to be agreed. Ultimately, a broader lease beyond

CAISTOR SPORTS & SOCIAL CLUB: Community Interest Company CIC

the clubhouse could be agreed with the CIC to managing the whole sports field and retaining the individual Sports Club's annual fees (£52/annum). **The Chairman noted the position.**

Jim Hanrahan: Caistor Town Clerk – 25th March 2020