



DERBY CITY COUNCIL

**COUNCIL CABINET  
20 FEBRUARY 2007**

**ITEM 17**

Cabinet Member for Personnel, Performance  
Management and Economic Development

**ACQUISITION OF A COMMUNITY BUILDING ON STEPPING  
LANE - MACKWORTH WARD**

**SUMMARY**

- 1.1 To consider the proposed terms for the acquisition of the Kingdom Hall on Stepping Lane, shown edged black on the attached plan, for use as a community centre.
- 1.2 The proposed terms are set out in the confidential report.
- 1.3 Subject to any issues raised at the meeting, I support the following recommendation.

**RECOMMENDATION**

- 2.1 To authorise acquisition of the Kingdom Hall on the terms set out in the confidential report.
- 2.2 To approve the funding of this acquisition from the receipt of the land sale at Leytonstone Drive

**REASON FOR RECOMMENDATION**

- 3.1 There has been an aspiration for many years to provide a Community Centre for the residents of the New Zealand/Morley area of the city. The area is densely developed with little open land that would be suitable for building a Community Centre. An opportunity has recent become available to purchase the current Kingdom Hall on the corner of Stepping Lane and Campian Street.
- 3.2 There is no allocation in the capital programme for this purchase. Under the Capital Strategy 50% of any receipt from the sale of land held under the Housing Revenue Fund, such as the land at Leytonstone Drive, is to be used for affordable housing or Regeneration purposes. This receipt has not yet been specifically allocated to another project and can therefore be used to fund this acquisition.



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Report of the Corporate Director of Corporate and Adult Social Services

## **ACQUISITION OF A COMMUNITY HALL ON STEPPING LANE MACKWORTH WARD**

### **SUPPORTING INFORMATION**

- 1.1 Terms have recently been agreed for the sale of surplus land on Leytonstone Drive in Mackworth to the Jehovah's Witnesses for the construction of a new Kingdom Hall. During negotiations the City Council were offered the option to acquire the current Kingdom Hall on Stepping Lane for use as a Community Centre. A Community Association are already established and have been campaigning for a Community Centre to serve this community. They have consulted local residents and prepared a business plan justifying the demand for the property and that the property could be self-financing and sustainable.

### **OTHER OPTIONS CONSIDERED**

- 2.1 The option of constructing a new centre within this part of the Mackworth Ward has been under consideration for some time. To date, no suitable site has been identified and this is considered the best, if not the only, opportunity to secure a suitable building for this community.

**For more information contact:** Julie Basford 01332 255545 e-mail [julie.basford@derby.gov.uk](mailto:julie.basford@derby.gov.uk)  
**Background papers:** None or list  
**List of appendices:**

## IMPLICATIONS

### Financial

- 1.1 The price agreed for the acquisition includes all fixtures and fittings and some furniture and equipment. The sale would be funded from the receipt from the Leytonstone Drive site which is slightly in excess of the price offered for the Kingdom Hall.
- 1.2 The Community Association have demonstrated in their business plan that the Centre could be self-sustaining at realistic levels of occupation. The centre does require some initial repairs and conversion including the installation of a toilet for use by disabled people. The Association hope to be able to attract external funding to cover these costs.

### Legal

- 2.1 The Centre would be acquired under Section 120 of the Local Government Act 1972.
- 2.2 Following acquisition, the Centre would be immediately leased to the New Zealand Community Association at a peppercorn rent with the Association being responsible for all repairs and out-goings. There would be an option to terminate the lease if the Centre is not adequately used or is not self-sustaining.

### Personnel

3. None.

### Equalities impact

4. The initial review of community buildings in the city in 2003 identified that, whilst in some areas of the city there was an over-supply, that there were no Council-owned community facilities serving this part of the Mackworth Ward. It will be a condition of the lease that the Community Centre is open to all sectors of the community.

### Corporate priorities

5. This proposal furthers the priority of improvement the quality of life in Derby's neighbourhoods.

