

Draft Minutes of the Extraordinary meeting of Middleham Town Council held in the Richard III Room, Middleham Key Centre on Monday 11th March 2024 at 7.00pm.

Present: Cllr H Byford Cllr S Watson Cllr S Mashford
Cllr L Skelton Cllr D Palethorpe Cllr I Pead-Jowett
Cllr R Lappin-Smith Clerk – Ms R Hurst

23. 77 Apologies - None

23. 78 Declarations of Interest and any dispensations - None other than those already previously disclosed

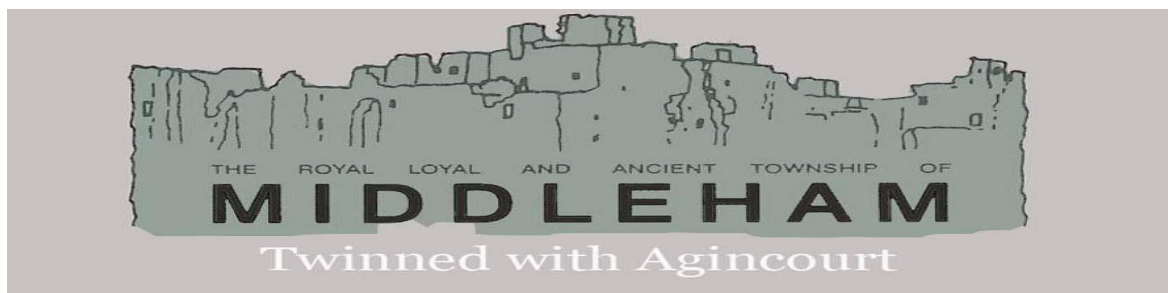
23. 79 The Future of Middleham Key Centre – The Council presented to residents the options that have been considered in terms of the future of Middleham Key Centre via a presentation to those in attendance.

Residents were taken through the background of the Key Centre from its inception in 1998 when it was originally designed to be a further education outpost to the present day. Residents were informed that the Council own the premises and that Middleham Key Centre Limited is a tenant of the facility.

February 2022 was a significant milestone when all the trustees resigned at very short notice and five Town Councillors stepped up to take over the running of the centre in order that the Charity could continue undisrupted. During this time a complete review of the operation and use of the Key Centre Building was undertaken and recommendations for a sustainable strategy going forward were researched. The objectives of the review were to provide a financially viable space for continued community use with a further objective of increasing affordable housing for the local community.

Several options that had been researched were presented to residents including:

- affordable housing,
- sub dividing the building but retaining part for community use,
- sell the entire building and land,
- continue with the current model,
- demolish the current building and rebuild a smaller community hall with the remainder of the land used to build social housing.



Residents were further informed of the Council's powers and duties that it was bound by.

Residents were given the opportunity to ask questions following the presentation, where the following queries were raised:

What are the total running costs of the building? If the Council took back the building and ran it as its own it would be liable for full council tax/business rates but a charity running the premises would get dispensation on this. Have the Council considered offering shares to the community? This is something that the Council will certainly look into and will seek further legal advice on.

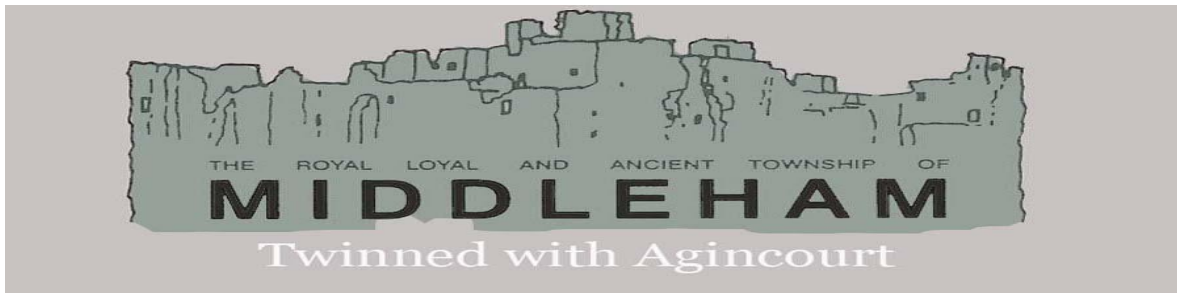
Have the Council looked at renegotiating the rental rate with Racing Welfare? The rental rate proposed was the minimum rate that the Council could approve under the regulations it has to adhere to.

What were the rental rates specified to Racing Welfare? The net annual rental rate specified to Racing Welfare were £23.3k

What are the next steps and what are the Council looking for from the Community? The Council would like those who attended the meeting to go away and digest the information given and complete the feedback form provided. But any help that residents are willing to give as volunteers would be appreciated whether that be volunteering to run events, to help with occasional or regular tasks or sit on a management board. The proposal to wind up the Key Centre Charity and issue a new lease to the Charity for the Benefit of the Inhabitant Householders of Middleham (IH) would mean that volunteers would not be expected to become Trustees as the Trustee of the IH charity is the Town Council.

Can we provide more information on the Park Lane element of the discussions? Racing Welfare have very recently purchased the land sited next to the Key Centre for the provision of housing for young and for retired racing staff. It was not Racing Welfare's intention to replicate what is already available in terms of a community facility and they do still wish to work with the Community and Council to look at implementing a scheme which would involve their using part of the Key Centre for a gymnasium, physio therapy treatment and social facilities.

Has consideration been given to working with other organisations such as the Jack Berry House (Injured Jockeys Fund) and has a community shop been discussed and thought about? Racing Welfare are already working with the



Injured Jockeys Fund to look at options, especially for physio and returning from injury treatments and exercise as staff currently have to travel from Middleham to Malton to access these services.

Will the options have a knock on effect in terms of parking? There should be no issues with Parking for the options discussed. The housing option would have its own parking provision and separate entrance.

23. 80 **Date and Time of next Town Council meeting – Wednesday 27th March 2024**
6.30pm.