

Extracted from Executive Committee Report 20<sup>th</sup> April 2006

Option	Implication
1. Is there an operational use for the building?	All of the service needs of the District Council are currently met from its Monkton Park or Parsonage Way premises. There may be the opportunity to use the centre as an out-reach site for Council services. It is currently used as a Polling Station. Although NWDC archive storage is out-sourced; the centre would not be suitable.
2. An alternative non-operational use?	Originally designed as a replacement for a Social Club, there is a predominance of the bar as the focus of the building. Any alternative community use has to consider how to change the emphasis of the building. This may involve taking a flexible approach to internal structural arrangements.
3. Can the building be shared with a partner?	The centre could become a focal point for local service delivery by various agencies. Notwithstanding what impacts this might have on any management model, comments as 2. above would apply with regard to internal layout
4. Can the existing use be sustained?	RCA are almost completely dependent on the income received from RSC. Income from other lettings is low and falling. The building is under-utilised and represents a waste of resources. If the Council were to levy the rent which it is entitled to do, RCA would be forced into insolvency.
5. Third party management? a.) Community b.) Commercial	a.) The existing management has exhibited enthusiasm and dedication in trying to manage the centre. However an absence of training and support, coupled with no depth of experience has made it difficult for the user base to be expanded. Third party support whether working in tandem with RCA or as a discrete management entity would bring with it both the knowledge and access to opportunities currently lacking. A community centre in such a location as Rudloe might serve a vital community need, but would be unlikely to be a commercial enterprise. A bar however does have more options for revenue raising. Would a third party management be able to maximise the earnings potential for a bar whilst cross-subsidising community use? If so, why is that not happening now?
6. Building disposal	In the unlikely event that no sustainable community use can be found for the centre consideration should be given to disposal. The views of a Valuer should be sought to advise on whether the building alone or in conjunction with adjacent land would realise the best return.

