**Stoke Gabriel Community and Employment Building Parish Consultation**

**Introduction**

The Parish Council wishes to consult with all Parishioners about the future ownership of the proposed new Community and Employment Building being built as part of the Cavanna Homes Kings Orchard development.

The Parish Council has an opportunity to acquire this new building for just £1 three months after it has been completed. At present this looks like being in December 2020. However, before any decision is made by the Parish Council as to whether to take responsibility for the building, all parishioners are invited to submit their views / comments on this so these can be reviewed, discussed and considered at a forthcoming Parish Council meeting before any final decision is made.

**Where is the Commercial Building located?**

The location of the Commercial Building is on the left hand side as you enter the Kings Orchard Estate. There is car parking at the side of the building (6 spaces) and also on the area currently used by Cavanna for their sales office (8 spaces).

“Business Use within Class B1 of the Use Classes Order (UCO) and or local village community uses within Class D1 of the UCO together with ancillary parking”

**What are the permitted Uses?**

B1 use allows for Offices other than Class A2 uses which are specified as Banks, Building Societies, estate and employment agencies, professional services (not health or medical services)

D1 use allows for Clinics, health centres, crèche’s, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts

Obviously many of these uses are not applicable to being in Stoke Gabriel; some may be suitable but the design of the building may practically prevent them from taking place.

**The Design of the Commercial Building**

The Parish Council were not consulted and have not been party to any of the discussions as to the design, size and specification of the Commercial Building. This was entirely agreed by SHDC with Cavanna Homes.

The basic design of the building is single storey comprising three meeting rooms:

1. Open Plan Office – 57 sqm (8713 x 6550) – (28ft x 21ft) – 588 sqft
2. Office Meeting Room – 25 sqm (3863 x 6550) – (12ft x 21ft) – 252 sqft
3. Meeting Room 2 – 11 sqm (4303 x 2502) – (14ft x 8ft) – 112 sqft

Total usable area of 93 sqm – 952 sqft

There are separate male and female toilets plus a fully accessible disabled toilet. There is also a small kitchen.

Full details of the building are shown on the Parish Council web site together with the specification that Cavanna are building to.

**Potential Letting Opportunities**

We have had a Viability Report commissioned by Bettesworths Commercial Estate Agents and they have suggested we can rent the entire building and potentially receive an annual income of between £9000 and £12000, on an initial 5 year lease. The report can be viewed on the Parish web site.

Should the building be run as an employment hub, with each office available to let on flexible terms there would be a financial cost to the parish to manage this process. We would need to furnish the property at an approximate cost of £6000. Also the annual running costs, which has been assessed on similar size buildings could amount to £12000 and would need to be covered by the letting fees charged for the office accommodation. Obviously there is a greater financial risk to the Council if the building is let as separate rooms rather than to one organisation that would be responsible for all running costs of the property.

**What happens if the Parish Council do want to take over ownership of the building?**

Within three months of Cavanna finishing the building they can serve a Completion Notice on the Parish Council requiring them to either accept or reject the transfer of the property to them for a nominal £1. The Parish Council has six months to decide whether which option to accept but if they agree to acquire the Community and Employment Building then completion of the purchase has to be finalised within two months. Once completion has taken place the full costs and legal responsibility for the Community and Employment Building rests with the Parish Council.

**What happens if the Parish Council do not take ownership of the building?**

Under the terms of the Section 106 Planning Agreement there is a strict time limit in place which the Parish Council have to comply with which are detailed in the Parish Council web site. If the Parish Council do not wish to have ownership of the property, Cavanna have to transfer it within two months of the refusal to a Community and Employment Land Managing Body. However if after 12 months no such organisation has been found to manage the building then Cavanna have to take on the responsibility themselves.

**Conclusion**

There are obviously considerable attractions for the Parish to have a new building provided for them and owned for just £1.

What we now need is to hear your views which will assist the Parish Council in making a final decision on the Community and Employment Building.

All the relevant information is on the Parish Website [www.stokegabriel.co.uk](http://www.stokegabriel.co.uk)

If you wish to discuss any aspect of this please email [communitybuildingstokegabriel@gmail.com](mailto:communitybuildingstokegabriel@gmail.com)

The Parish Council will endeavour to answer all questions before any final decision is made. Further announcements about the meeting when a final decision will be made will be announced on the web site and in The Parish News.

Please take the time to complete our survey at <https://www.surveymonkey.co.uk/r/PS5DLD8>