

11/195 COMMUNITY HALL CHARGES

The Committee is requested to consider the charges for the hire of Milford Community Hall and the Council Chamber.

Current Rate of Hire

<i>Type of Hire</i>	<i>Rate of Hire (2021/22) (per hall/room per hour or part thereof)</i>	<i>Rate of Hire (2022/23) (per hall/room per hour or part thereof)</i>	<i>Rate of Hire (2023/24) (per hall/room per hour or part thereof)</i>	<i>Rate of Hire (2024/25) (per hall/room per hour or part thereof)</i>
Milford Community Hall:				
<i>Rate for commercial organisations/persons</i>	£17.50	£18.00	£19.50	£25.50
<i>Private Functions</i>	£8.00	£8.50	£9.00	£12.50
<i>Damage Deposit for Private Functions (returnable if hall left in a satisfactory condition)</i>	£125.00	£130.00	£140.00	£175.00
<i>Non-profit making Organisations</i>	£7.00	£7.50	£8.00	£10.50
<i>Use of Main Hall Kitchen (included in hall/room hire charge for non-profit making organisations)</i>	£11.50	£11.50	£12.50	£17.00
Town House Council Chamber:				
<i>Hire</i>	£7.00	£7.50	£8.00	£10.50
<i>Provision of tea/coffee (per hire)</i>	£10.00	£10.00	£12.00	£15.00
<i>Use of Kitchen without tea/coffee (per hire)</i>	£5.50	£5.50	£6.00	£7.50

In November 2020, this Committee agreed that the hourly cost of hire for the facilities should increase by inflation (CPI) rounded to the nearest 50p. Another issue that has to be considered is a clause within the lease which state that “the hall hire charge shall be set at a rate which voluntary community groups shall find affordable...”; which would need to be considered.

Historical Income and Expenditure

	Expenditure (£)	Income (£)	
2016/17	39,556	26,877	For every £1 spent 68p recouped
2017/18	35,018	26,523	For every £1 spent 76p recouped
2018/19	56,793	25,514	For every £1 spent 45p recouped
2019/20	37,385	25,597	For every £1 spent 68p recouped
2020/21 ^{*1}	38,880	8,031	For every £1 spent 21p recouped
2021/22 ^{*1 *2 *3}	40,925	12,639	For every £1 spent 31p recouped
2022/23	58,546	24,102	For every £1 spent 41p recouped
2023/24	78,422	30,176	For every £1 spent 38p recouped
2024/25 (Estimate)	58,624	34,785	For every £1 spent 59p recouped
Total	444,149	214,244	
Average	49,350	23,805	For every £1 spent 48p recouped

The notes below show the range of factors which have an impact on the expenditure and income of Milford Hall.

*1 Lettings during 2020/21 and 2021/22 significantly reduced following the closure of the hall during COVID-19, followed by the government restrictions regarding Community Hall. Applications were made to South Somerset District Council for both Business Support Grants and a rebate on Business Rates, however due to Yeovil Town Council being a Local Authority, the criteria was not met. Similarly, Yeovil Town Council could not access the furlough scheme. Yeovil Town Council had contractual commitments during this period.

*2 Significant income was lost when the Centre Pre-School closed. For a period of time there was no tenant in the play school area of the building. An arrangement has now been set up with the Family Time Service at Somerset County Council.

*3 The hall usage is gradually building back up again following COVID. Users are nervous and many of the Community users are vulnerable.

Projected Income and Expenditure for 2025/26

Current Policy regarding Charging

The income above is based on the principle that the hourly cost of hire for the facilities should increase by inflation (CPI) rounded to the nearest 50p. The Council are using an inflation increase of 2.5%.

Type of Hire	Rate of Hire (2022/23) <i>(per hall/room per hour or part thereof)</i>	Rate of Hire (2023/24) <i>(per hall/room per hour or part thereof)</i>	Rate of Hire (2024/25) <i>(per hall/room per hour or part thereof)</i>	Proposed Rate of Hire (2025/26) <i>(per hall/room per hour or part thereof)</i>
Milford Community Hall:				
<i>Rate for commercial organisations/persons</i>	£18.00	£19.50	£25.50	£26.00
<i>Private Functions</i>	£8.50	£9.00	£12.50	£13.00
<i>Damage Deposit for Private Functions (returnable if hall left in a satisfactory condition)</i>	£130.00	£140.00	£175.00	£175.00
<i>Non-profit making Organisations</i>	£7.50	£8.00	£10.50	£11.00
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Town House Council Chamber:				
<i>Hire</i>	£7.50	£8.00	£10.50	£11.00
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<i>Use of Kitchen without tea/coffee (per hire)</i>	£5.50	£6.00	£7.50	£7.50

This will generate the income as shown below.

	Expenditure (£)	Income (£)	Deficit
2025/26 (Projections)	Repairs & Maintenance - £1,000 Business Rates - £5,900 Other running costs - £26,330 Electricity - £20,000 Total Expenditure £53,230	Hall Letting - £17,259 Lease - £18,070* Total Income £35,329	£17,901 For every £1 spent 66p recouped

*The income generated by the lease is contractually agreed and includes a cleaning recharge.

The Committee will have to consider what level of subsidy it wishes to give the hall but it will also need to consider the impact any increases in the hire rate will have on demand.

The Clerk will be able to perform calculations to show the impact of any alternative increases in rates of hire.

Once again, it is useful to note that an auditor to about 200 Parish Councils since 1998 has recently written a post on the SLCC Forum that she has “.... *only ever seen one hall make a surplus* [and that was a hall used for a specific purpose each weekend]. *Every other one has made a loss*”. However, the cost of a community hall must always be set against the value of it to the community.

The Committee is **RECOMMENDED**:

- 1) to agree the charges shown above with effect from 1 April 2025;
- 2) to recommend to Finance and Policy Executive these charges.

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