

CLAPHAM RECREATION GROUND TRUST

NEWSLETTER 9 – February 2019

Dear Clapham and Patching residents,

Charity Commission Rulings

The Commission has responded very quickly to enquiries regarding the Recreation Ground.

- A formal 'Scheme' to clarify the purpose of the Charity will not be required. They consider that the proposed wording – shaped by the responses from residents – falls within the broader charitable purpose of the trust, and so is an acceptable statement of the Trust's present objectives.
- The issuing of a lease to the **Parish Council** has been formally approved.
- The issuing of a lease for the **café/shop** will require a 'market rent' for the ground on which the temporary building stands (as the operation of a café/shop cannot be considered part of the Charitable Trust purpose) and that would be utilised to help look after the Recreation Ground.

Clapham Parish Council lease

- At the Council meeting on 6th December 2018, the Parish Council confirmed its decision (taken at the previous Council meeting on 27th September 2018) to proceed with a lease for all of the Recreation Ground apart from the NE corner where the temporary building and toilet shed stand.
- The Parish Council will be taking on the maintenance role and utilising their council insurance in the same way as that carried out by Arun District Council from 1969 to 2017.
- A lease has been drawn up and various comments from the Parish Councillors are currently being discussed. Once these are resolved, the document will need to be approved by the Council's solicitor and it can then be signed.
- Once the lease has been signed, the Council can start applying for grants on behalf of the Playground Group.

Café/Shop ground lease signed

- Yvette Fisher approached the Trustees in November last year, requesting a ground lease to regularise the continued occupation and use of the building.
- Arun District Council's legal department have provided written assurance that the ACV (Asset of Community Value) process does not need to be followed in this case.
- An independent surveyor, recommended by the Plunkett Society, has carried out an independent valuation and the resultant rental figure has been accepted by Yvette.
- A lease has been drawn up, and was signed by all parties on 31st January 2019.

The Trustees

February 2019