



TORPOINT TOWN COUNCIL

COUNCIL LETTINGS POLICY

REVIEWED: - JANUARY 2023

NEXT REVIEW: - JANUARY 2024

REVIEWING BODY: - Finance and Operations Committee



COUNCIL LETTINGS POLICY

The Torpoint Town Council Lettings Policy and recognises that the Council premises represent a significant capital investment and should be fully utilised, where possible and is a valuable community resource. The Town Council would usually take precedence for their required use of the premises, with priority given to those organisations and agencies delivering essential services to the community.

Conditions of Hire

The conditions of hire will be given to those wishing to hire the premises and can be found appended to the hiring form and to this policy ("Appendix "A").

Administration of Lettings and Hirings

The Town Council has delegated authority to the Clerk to accept applications and undertake the relevant administration and invoicing/payments for all letting and hirings of the premises.

All formal hiring of the Council premises, including those for which no charge is made shall be properly documented. All hirers **must** complete a letting of hire agreement and are to receive a copy of the conditions of hire. The hire agreement is a contract that the Council may enforce at law.

Scale of Charges

The scale of charges below forms the base to this policy statement.

LOCATION 2023-2024	PERIOD	RAT E (£)
Bénodet Park Tea Hut	Per hour	9.45
Bénodet Park Tea Hut	Half day	31.50
Bénodet Park Tea Hut	Full day	63.00
Committee Room	per hour	9.45
Main Hall	per hour	15.75
Mayors Parlour	per hour	6.30

VAT is included (where applicable).

Free Use of Council Facilities

The Council recognises that from time-to-time applications will be made to use Council facilities at no cost. The application form and accompanying notes for use of the facilities at no cost is considered annually by the Council and an administration charge of £10.00 is applied (for up to six free of charge uses per application).

Cancellations

The Town Council will seek to recover any cost incurred by the Council that are unavoidable and result directly from the cancellation of a letting.

Security



The Town Council will not normally insist upon continuous caretaking presence, however if a Caretaking presence is required appropriate charges will be applied accordingly.

APPENDIX "A"

CONDITIONS FOR HIRING COUNCIL PROPERTY

Torpoint Town Council (the Council) hereby agrees to let the facilities to the person(s) for the period specified within the hiring form under the following conditions.

GENERAL RULES

1. Application for permission to serve intoxicating liquors must be made in writing (or clearly indicated on the hiring form) and stating if a charge is to be made. The sale of alcohol is not permitted on Council premises unless a current licence is held and the TENs (Temporary Event Notice) is required to be displayed at that the event. The sale of alcohol and the playing of music must end no later than midnight.
2. The Hirer shall ensure that all persons attending the function for which he/she/they are responsible behave in an orderly and responsible manner.
3. A function must end in time for the building to be vacated by the stipulated finishing time.
4. NOISE – The Hirer is responsible for ensuring that noise from the event is controlled and is unlikely to cause a nuisance to neighbouring properties. Noise outside the building should be monitored throughout the event.
5. The premises are equipped for use by persons with disabilities.
6. SECURITY - The hirer shall be responsible for the security of the Council premises during the period of hire by ensuring that only those with a legitimate connection with the hiring or those authorised by the Council have access.
7. Damage or loss caused to the premises shall be the sole responsibility of the hirer who shall reimburse the Council in full for the cost of rectifying/restoring/replacing/repairs. Additionally, the Hirer shall ensure that the premises are left in a clean, safe and orderly condition before the premises are vacated.

FIRE SAFETY RULES

1. The Hirer must KEEP FIRE EXITS CLEAR at all times.
2. Fire evacuation procedures are posted in the building with fire evacuation exits clearly marked.
3. If the Fire Alarm Siren/Lights are activated, the following procedure must be followed: -
 - a) Evacuate the building calmly and quickly by the nearest exit
 - b) The assembly point is marked and located at the end of the service lane behind Antony Road at the junction with York Road.
 - c) In the event of a fire the Emergency services and the on call Caretaker must be contacted immediately (Caretaker details are located behind the bar area and at all fire exits in a clear box, located on the wall).
 - d) Return to the premises is only allowed by the express permission of the Emergency Services or in the event of a "false alarm" an officer of the Town Council or the responsible person in charge of the hiring.
4. As the hirer you are responsible for ensuring the above instructions are conveyed to those on the premises.



HEALTH AND SAFETY RULES

1. All electrical or mechanical equipment brought onto council property is expected to have a current PAT certificate.
2. Council equipment will not be allowed to be used or assembled without the express permission of the Town Clerk or Caretaker. Any equipment brought onto site will not be used until the Town Clerk or Caretaker are satisfied it complies with any relevant controls or protocols within the Council Health and Safety policy.
3. The Hirer must confirm that they are competent to use the council facilities and/or equipment prior to hiring. If you require any training or instruction, you must make this known to the Caretaker prior to using the equipment.
4. No substance shall be brought onto site that is subject to the Control of Substances Hazardous to Health Regulations 1994 (COSHH) without prior permission.
5. Any spillages e.g. liquids must be cleaned immediately to prevent hazards of slips and falls.
6. You are required to comply with all signage in the building and the instructions on them.
7. If you become aware of a situation or problem that might cause injury or damage you are to report this immediately to either the Caretaker or Town Clerk.
8. FOOD HYGIENE REGULATIONS – Must be observed at all times. Food shall not be prepared or consumed without full accreditation of the individual preparing the food or compliance with legislation or local bylaws in force at the time.
9. For your information, the Council Chambers building does not have a telephone available, please ENSURE you have access to a mobile phone with you, to be able to call the emergency services if necessary.
10. Please see the following links in regards to the use of inflatable play equipment.
<https://www.pipa.org.uk/>
<https://www.playinspectors.com/news/bouncy-castle-safety-warning-as-1-5-million-due-to-be-inflated-next-week-for-private-parties/>

OTHER

Capacity

- i) When the stage extension is in use a maximum of 120 chairs (theatre style) in the main hall.
- ii) When the stage extension is NOT in use a maximum of 150 chairs (theatre style) in the main hall.
- iii) Committee Room – Maximum of 50 chairs (theatre style).
- iv) Capacity during the Covid Pandemic is subject to Government Legislation**

The Council shall not be responsible for loss or damage to personal or other property brought onto premises.

I AGREE TO COMPLY WITH THE HIRING CONDITIONS ABOVE

Signed:Hirer

Print Name:

Date:

Location	Occupied	Current Formula	Rate £/ft ²	Floor Area ft ²	Floor Area % / Total	2015-16	2016-17	2018-19	2019-20	2020-21 NET FIGURE	2020-21 GROSS FIGURE	2021-22	Annual £	Annual £	Annual £	VALUATION £	DIFFERENCE current & valuation	30% of DIFFERENCE	2023/24 annual £
								£	£	£	£	£	£	£	PROPOSED 2023-24 inc VAT	as at 30 Nov 21			
															£ (+5%)				
Room 1 *	Grace & Glamour	per month	6.00	97				48.67	48.67	40.56	48.67	48.67	584.04	613.24	643.90				
Room 2 *	Grace & Glamour	per month	6.00	304				152.04	152.04	126.70	152.04	152.04	1824.48	1915.70	2011.49	4500.00	1971.06	591.32	3120.26
Room 3	Town Clerk & RFO	ft ² pa		279				0.00	0.00	0.00	0.00	0.00		0.00	0.00			0.00	0.00
Front Office Buller Road	Support Officer/Ops Mgr	n/a		160								0.00		0.00	0.00			0.00	0.00
Room 4	Archives Storage	ft ² pa						0.00	0.00	0.00	0.00	0.00		0.00	0.00	740.00		0.00	0.00
Room 5 *	A & A Estate Agents	per month	4.12	195				N/A	N/A	55.83	67.00	67.00	804.00	844.20	886.41	2036.00	1191.80	357.54	1201.74
Rooms 6	TTC Storage							0.00	0.00	0.00	0.00	0.00		0.00	0.00	2075.00		0.00	0.00
Room 7*	Beat4Autism CIC	per month		133					44.20	36.83	44.20	44.20	530.40	556.92	584.77	1314.00	757.08	227.12	784.04
Room 7A Storage Cupboard	TTC Storage			195					0.00	0.00	0.00	0.00		0.00	0.00			0.00	0.00
Room 8	Torpoint Players	per month	1.85	233				36.00	36.00	30.00	36.00	36.00	432.00	453.60	476.28	1337.00	883.40	265.02	718.62
Room 9	Community Cinema	per month	3.70	86				26.50	26.50	22.08	26.50	26.50	318.00	318.00	318.00	250.00	68.00	20.40	318.00
Room 10	Ferry Boat Entertainers	per month	2.70	160				36.00	36.00	30.00	36.00	36.00	432.00	453.60	476.28	937.00	483.40	145.02	598.62
Room 11	Coppola Sch of PA	per month	3.24	98				26.50	26.50	22.08	26.50	26.50	318.00	318.00	318.00	204.00	104.00	31.20	318.00
Storage Room York Road	Royal British Legion	per month						12.00	12.00	10.00	12.00	12.00	144.00	151.20	158.76			0.00	158.76
Kitchen & Canteen Area		per day						30.00	30.00	25.00	30.00	30.00		0.00	0.00			0.00	0.00
Annexe *	Isla Sell Physiotherapy	per month	6.00	663				331.50	331.50	276.25	331.50	331.50	3978.00	4176.90	4385.75	4885.00	708.10	212.43	4389.33
Committee Room		per hour				8.00	8.50	8.50	8.50	7.08	8.50	8.50		9.00	9.45				9.45
Main Hall		per hour		1453		13.00	14.00	14.00	14.00	11.67	14.00	14.00		15.00	15.75				15.75
Mayor's Parlour		per hour				5.00	5.50	5.50	5.50	4.58	5.50	5.50		6.00	6.30				6.30
Benodet Park Tea Hut**		per day				25.00	25.00	25.00	30.00	25.00	30.00	30.00		60.00	63.00				63.00
Benodet Park Tea Hut**		per half day												30.00	31.50				31.50
Benodet Park Tea Hut**		per hour							2.50	2.08	2.50	2.50		9.00	9.45				9.45
Library & Com Hub***						N/A	N/A	N/A	N/A	4.58	5.50	5.50		N/A	N/A				N/A

* Service Charges added to Occupiers Fee ACTION agree % increase

** Use of Park and Tea Hut to cover utility costs

£10 Admin charge for FOC applications for 6 x uses at each location

Archives - No Charge ref LGA (Miscellaneous Provisions) 1976 Sec 19

*** Library & Community Hub not available for hire outside normal library opening hours

14/12/2022

Not increased due to Valuation report 30.11.21