

## PROPOSED ST. JOHN AMBULANCE HEADQUARTERS – HOCKLEY COMMUNITY CENTRE

### 1 SUMMARY

- 1.1 The purpose of this report is to advise Members of progress on this issue following the report to this Committee on 30 September.

### 2 BACKGROUND

- 2.1 At a meeting of this Committee held on 8 January 2004, Members considered a report requesting permission for St. John Ambulance to site their new headquarters on land currently leased to the Hockley Community Centre Association.

- 2.2 At that time officers reported that the Hockley community Association had given consent to their lease being amended in order to accommodate the new HQ.

- 2.3 The Committee resolved:-

“That, subject to the grant of planning permission and the release of the land by Hockley Community Centre Association, a lease for a term of 21 years be granted to St. John Ambulance for the use of the land on the south western side of the community centre to construct a headquarters, the lease to be at market value and such other terms as the Head of Legal Services considers appropriate.” (Minute 7/04 refers)

- 2.4 At the meeting held on 30 September 2004 officers reported that the Trustees of the Hockley Community Centre Association had withdrawn their consent. As a result the scheme could not be progressed as the Council, although freeholder, could not derogate from its lease to the Association. The matter was therefore entirely in the hands of the Trustees.

- 2.5 During debate, it was agreed that some progress might be made using a Member contact and that a further report should be brought to the meeting to be held on 2 November 2004. It was resolved that:-

“Investigation continues to see whether an agreement can be achieved between the Hockley Community Centre Association Trustees and St. John Ambulance”.

- 2.6 The Corporate Director (Finance & External Services) wrote to the Chairman of the Committee, advising that the Member involvement was ongoing and

that a report would be brought to this meeting as opposed to the meeting to be held on 2 November.

2.7 At the meeting of this Committee held on 1 December, the issue was raised under outstanding items. Officers were instructed to report to this Committee with the following information:-

- Names of original Trustees
- How many of them are still in place?
- How are the Trustees appointed?

In addition, Members requested that the Trustees be invited to a meeting of the Community Services Overview and Scrutiny Committee to explain their decisions.

### **3 INFORMATION REQUESTED**

3.1 The original Trustees were:-

Cyril McDonald

John Dickson

John Hurn

3.2 The current Trustees are:-

Helen Mayes

Mr. J. Lyddon

Mr. L. Lane

3.3 The Trustees are appointed in accordance with the terms of the Association's constitution by its Council of Members comprising elected representatives from constituent bodies, junior associate and honorary members, etc.

3.4 Telephone contact has been made with Ms. Mayes. She agreed to send the Council a copy of the constitution which has been received. She advised that Mr. Lyddon would provide the Council with a written explanation of the reasons for their decisions. She declined the invitation to attend a meeting of the Community Services Overview and Scrutiny Committee. At the time of drafting this report the written explanation from Mr. Lyddon had not been received.

3.5. Representations being made at Member level are due to take place over the Christmas period. A verbal update will be given at the meeting.

**4 LEGAL POSITION**

- 4.1 As stated at paragraph 2.4. above, the Council is the freeholder, but cannot derogate from its lease to the Association. The matter is therefore entirely in the hands of the Trustees.
- 4.2 Without the consent of the Hockley Community Centre Association Trustees, the scheme cannot go ahead.

**5 PARISH IMPLICATIONS**

- 5.1 The site is located in Hockley Parish.

**6 RECOMMENDATION**

- 6.1 It is proposed that the Committee **RESOLVES**

That if an agreement cannot be achieved between the Hockley Community Centre Association Trustees and St. John Ambulance, no further action be taken on this project.

Roger Crofts

Corporate Director (Finance & External Services)

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**Background Papers:-**

None

For further information please contact Roger Crofts on:-

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