

OADBY & WIGSTON B.C.

18 OCT 2016

RESOURCES DEPT.

Oadby Youth Centre

Wigston Road, Oadby, Leicester, LE2 5QB

Telephone No. 0116 2712417

Charity No. 521480

Affiliated to Young Leicestershire Ltd

Mr S Ball
Legal Services
Oadby & Wigston Borough Council
Council Offices
Station Road
Wigston
Leicestershire LE18 2DR

REDACTED

12 October 2016

Dear Mr Ball

Lease of land to Oadby Youth Centre

With reference to our telephone conversation, I am writing to support our application for a new lease for the land on Wigston Road, Oadby.

The club was originally formed in 1947 and we are therefore looking to celebrate our 70th birthday in September next year. We moved to this site in 1969 and have provided continuous open access youth facilities to the young people of this area in this period and we are now the only club now providing this facility. We are affiliated to Young Leicestershire and do therefore benefit from their expertise of working with young people.

Our finances have been well managed throughout these years and although we are not wealthy, we do have sufficient reserves to sustain the running of the centre should we encounter a period of low income. When we lost all of our funding from the County Council, we were still able to raise the income required to keep us on a sound footing. We do have a management committee made up of local people and we do know that we have the support of many of our old members and the local community especially when it comes to fund raising.

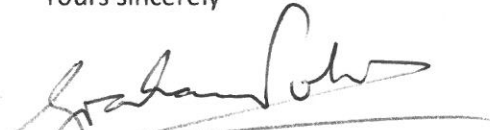
We did recently draw up a business plan and have met the first criteria of getting increased use of the premises by other local groups and this has also helped to increase our income. The second part of the plan was to update the interior of the building so that this met the expectations of the young people. It is necessary for us to obtain grants to carry out this work and it is a requirement that we have security of tenure in order to apply for these. This was specifically pointed out to us during a meeting with Trustees for the Oadby Village Hall Trust. The centre will also have to finance some of these costs and having a lease will justify any decisions made in this connection. Although only a

peppercorn rent, we have continued to pay this since the old lease expired and do feel that it is good practice to have a new one in place even if the ground rent is reviewed.

After a 6 month project, we are now looking to extend our program to emotional wellbeing courses, hopefully with the involvement of local schools and we are in the process of grant applications to cover these costs. We do therefore need the security of the premises in order that we can deliver these courses. The norm is for funders to look at a minimum of 21 years left on a lease and we request that consideration is given for one of at least 25 years.

Please present this information to the next meeting of the Policy, Finance and Development Committee. I look forward to hearing from you regarding the outcome, in due course.

Yours sincerely



Graham Pote

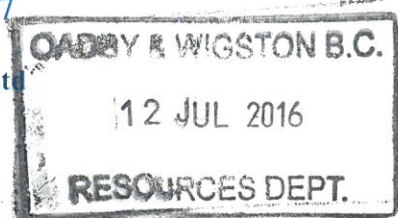
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7 July 2016

Dear Mr Ball

Lease of land to Oadby Youth Centre

I refer to our recent telephone conversation in connection with the above. This matter was last raised with the Council in 2013 but unfortunately no progress was made and we now feel that this should be resolved as soon as possible.

At a meeting with 2 of the Trustees of the Oadby Village Hall Trust, one of them being our local Councillor David Carter, it was emphasised to us that until a new lease was in place we will not be able to secure grants for building maintenance from them or other charitable organisations. As we do need to carry out some maintenance work and also have security of tenure for the immediate future can you please set things in motion in order that this can be achieved.

I look forward to hearing from you in the near future.

Yours sincerely

Graham Pote.