

# The Future of Anerley Town Hall

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The Crystal Place Community Development Trust (CPCDT) has carefully considered its options in relation to its current occupation and management of Anerley Town Hall. This included a view on the costs and liabilities of taking the building on a 40 year rent free full repairing lease, the future of current users of the community facilities and business centre and the continuing ability of the Trust to provide services to the people of Anerley such as its youth programme, and its role as Town Hall manager to ensure that the Town Hall is a vibrant building accommodating a mix of services and activities.

*At a meeting of the Trustees of CPCDT in June 2014 they decided to try to secure from the London Borough of Bromley a permanent future for the building as a community and business facility in Anerley and assist Bromley Council with, subject to CPCDT being successful with leveraging in external funds for the full repair and modernisation of the Town Hall prior to taking on its ownership via a leasehold of 40 years at a peppercorn rent*

## Why should Anerley Town Hall be preserved as a Community and Business Facility?

### Because of its history as a community asset

CPCDT believes that in addition to the heritage value of the asset – a locally listed building with a history as a local landmark in the area and a location for a large range of public services including a library – the Town Hall provides community facilities with a unique character that is loved by local people.

### Because it will be very difficult to replace

It is one of the few community facilities in the area with a large capacity and ancillary facilities such as a kitchen, toilets and car parking that enable larger events to take place in historic surroundings. Replacing the Town Hall if Bromley decided to sell and redevelop the site with a similar facility in terms of space and character would be expensive and unlikely to compete in terms of monetary value with redevelopment for commercial retail or residential development of the site.

### Because it is a place for business as well as community

The Business Centre contained in the Town Hall is one of the few facilities in Anerley in this use, providing easy in-easy out terms for small businesses who may otherwise find it difficult to cover the costs of premises of their own and to procure and pay for services provided by the Trust in terms of reception and bureau services.

Currently there are 16 tenants in the building, employing a total of 55 people. These businesses represent a wide range of different service sectors – ranging from health care and IT to fostering. Some are self-employed sole traders or small voluntary and community organisations that are unincorporated, others are registered charities or private companies.

Their location in the Town Hall means the businesses and their employees are spending income locally, helping to support other local shops and service suppliers in the local economy.

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## Why should CPCDT own and manage Anerley Town Hall?

### Because CPCDT meets local community needs

Being in the Town Hall enables CPCDT to address a variety of needs in the community. CPCDT is an organisation that develops projects and initiatives to meet community needs in its own right in addition to its role as a manager of Anerley Town Hall.

In 2013-2014 CPCDT has delivered services for local people that are valued by those that use them and continue to grow and develop. In 2013-2014 this included:

**A Youth Club** of over 179 young people have benefitted from sessions that they have helped to develop for their sessions 40 per session twice per week in term time. Activities have included training, education and social and sports activities delivered in partnership with St John's Ambulance and the Bellingham Boxing Academy

**Arts Group** 25 under 18's attend this group every week, which works with 3 arts tutors to produce art work. This is funded by CPCDT's own resources from running the community facilities in Anerley Town Hall as well the funding support CPCDT has secured from Affinity Sutton.

**The Eagles Club** CPCDT secured funding so that twice a week the over 50's can get together. At the club they get to socialise and take part in healthy activities like badminton, table tennis and pool or spend quieter time playing card games and having a cuppa.

**Citizens Advice Sessions** in 2013-2014 over 240 clients have accessed this service. CPCDT provides the space for the session at no cost to the Citizens Advice Bureau twice per week.

**Kingswood Community Shop (Southwark)** – CPCDT runs a wide range of health, social, advice and educational activities in the shop as a result of funding from the Lottery – IT support, podiatry, knitting and sewing and employment related courses all take place there for residents of the estate. The Shop functions as a local hub for people to join in and contribute to, whether helping in the garden, helping to run art classes for children or just welcoming other visitors. One of the volunteers at the shop received an award from the Mayor of Southwark for their work supporting the shop and its users.

### Because CPCDT has been a successful manager of Anerley Town Hall since 2004

CPCDT have managed the community facilities and business Centre on Bromley's behalf and has had considerable success in increasing its use by local people and businesses.

#### Community Facilities at the Town Hall

Under its stewardship the community facilities in the building are used by a wide range of people and organisations. Figures 1 and 2 show community use of the Town Hall in 2013-2014.

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26 voluntary and statutory organisations used the centre and there are 15 regular hirers. These groups provide services of their own for local people – citizen’s advice, elderly lunch clubs, training sessions and youth activities.

We estimate there were in excess of 40,000 uses of the community hall space Apr 13 - Mar 14 (as detailed below) participating in a wide range of events covering every kind of activity from birth to end of life and relevant to all ages and cultures – education and training, leisure and recreation (meditation, zumba, yoga), worship, and social celebrations (christenings, birthdays, anniversaries and funerals).

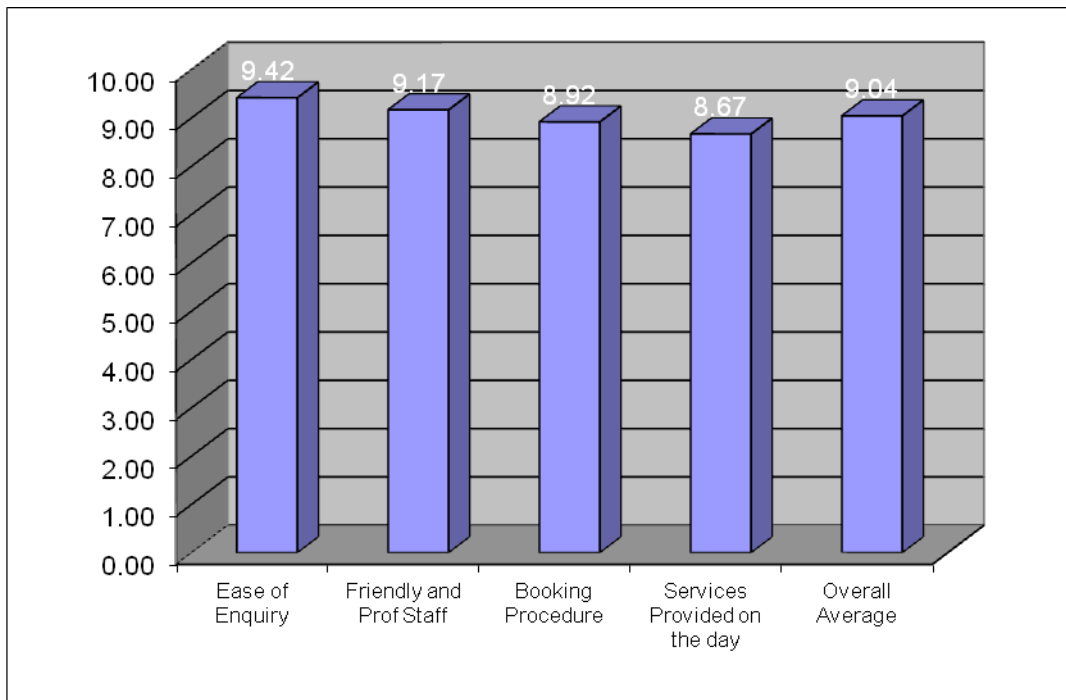
<b>Figure 1 Summary of usage</b>	<b>Sessions</b>	<b>Individuals</b>	<b>Total visits</b>
<b>Major Event Type</b>			
Eid Prayers	1	400	400
Weddings	24	156	3745
Christenings	8	146	1170
Birthday Parties	21	149	3135
Funerals	6	190	1140
Anniversary Parties	3	50	150
Family Functions	4	134	535
Community Clubs	12	289	3470
Training Sessions	25	10	725
<b>Totals</b>	<b>104</b>	<b>1524</b>	<b>14470</b>
<b>Regular Hirers</b>			
Pineapple Luncheon Club	96	80	7680
Citizens Advice Bureau	48	15	720
Youth Club	80	40	3200
Art Class (Young People)	40	25	1000
Christadelphians	48	25	1200
National Careers	26	4	104
Christ Embassy	48	8	384
Weightwatchers	48	25	1200
Zumba Classes	40	25	1000
Yoga X 2 Classes	84	30	2520
Meditation	48	20	960
Singing group	48	20	960
Over 50's (Eagles)	96	15	1440
Under 5's	48	8	384
Blood Donors	4	80	320
<b>Totals</b>	<b>776</b>	<b>416</b>	<b>22968</b>
<b>22 Other Activities</b>	<b>93</b>	<b>1568</b>	<b>2637</b>
<b>Grand Total</b>	<b>999</b>	<b>3512</b>	<b>40179</b>

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Figure 2: Groups Using Anerley Town Hall 2013-2014		
Affinity Sutton	Galton Associates	Rainbow Foster Care
Bromley College	Ibadan Nurses Association	Royal Elites
Bromley Healthcare	Jamaican Nurses Association	Somali Community
Capel Manor College	LB Bromley	Somali Well Woman Association
Chrysalis Care	LB Southwark	St Johns Ambulance
Community Link	Lighthouse Family Centre	Unity Association
Crystal Early Years	Megagame Makers	
Ethnic Communities Project		

In addition, CPCDT provides consistently high quality services to community facility users of the Town Hall. We conducted a survey of users in relation to satisfaction with our services in 2014 which shows high levels of satisfaction with our staff and procedures as shown in Figure 3 below.

Figure 3: Satisfaction Survey 2014



## Business Space at the Town Hall

Although the Business Centre occupiers in the Town Hall have a lease with the London Borough of Bromley and pay their rent to Bromley (In 2013 this income to Bromley was £77,175. CPCDT manage their occupation of the building and provide bureau services to them for which they are charged by CPCDT.

Since CPCDT started to manage the building, occupancy of the business spaces has increased from its original level at 29%. There are 28 units containing a total of 69 desk spaces. Currently 9 units are

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vacant though 2 of these are not currently lettable due to the cracks in their walls, resulting in a loss of potential rent per year of £19,260.

Room	Name
1	CPCDT
2	Pineapple
3	Vacant
4	Vacant
5	Vacant
6	Capital Care & Foster
7	Vacant
8	Vacant
9	JR Plumbing
10	Domestic Ambassadors
11	Ionic Education
12	Vacant
13	Vacant
14	Vacant
15	Vacant
16	Aspire (part of room 6)
17	Wickham Partnership/BMPS
18	Access Mobility
19	Help me grow
20	Artur Wilczynski
21	Diplomats
22	Dareth Healthcare
23	Hanson & Ass
24	Elite Care & support
25	Ethnic Community Project
26	Dareth Healthcare
27	Christ Embassy
28	Vacant

The Business Centre part of the Town Hall currently accommodates a wide range of businesses, all of which are registered locally. Figure 4 shows the businesses and the number of people they employ.

Currently the management of the building is split between the CPCDT and the London Borough of Bromley:

#### London Borough of Bromley

Is responsible for all repairs, maintenance and cleaning arrangements and ensuring that the building is compliant with health and safety.

Is responsible for all costs associated with the building except those for the Community facilities within the Town Hall which CPCDT covers

It retains all income from business centre users and is responsible for promoting the business space.

#### CPCDT

Is responsible for managing the building day to day including reception, reporting repairs, overseeing cleaning, caretaking and other contractors on Bromley's behalf in return for an annual management fee of £50,000.

Promoting and booking all community facilities in the Town Hall and carrying out all associated financial and other administration.

Paying the costs of the community facilities in relation to utilities and so on.

## Because with CPCDT's help London Borough of Bromley can secure grants to repair and improve the building for the community

CPCDT considers that it is possible for the Town Hall to be a financially viable building if it can be repaired and improved with grant aid. We believe that improvements could:

- Help drive down the fixed costs of running the building – utilities, water, cleaning and caretaking costs by renewing and upgrading systems so that they use less energy and
- Reconfigure and improve some spaces so that they are hireable for a larger range of uses and provide more space for businesses.
- Enable existing activities that are provided from the building to be continued

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There are significant grant regimes available now and due to be opened for bids including Heritage Enterprise Lottery Fund and Power to Change. Many of these grant providers also provide development funding to enable full technical and business feasibility to be carried out. This funding is not available to local government.

**Because if the Town Hall were to be the responsibility of one owner/manager savings could be made, more use made of the building and better maintenance and management of the building will be possible, protecting it into the future**

Currently management of the building is split between CPCDT and the London Borough of Bromley. This increases transaction costs and liaison time that would not be necessary if the building were run by one organisation.

In addition Bromley has a large portfolio of assets and cannot provide dedicated, proactive promotional activity for the Town Hall and Business Centre as a location for business and a venue for community activity. It also means that investment in planned preventative maintenance of the Town Hall has to compete with other property priorities within Bromley for both professional assessment and resources for capital works.

CPCDT has representation from the London Borough of Bromley on its governing body and can provide an accountable link to the Council as freeholder of the building if CPCDT were to take a leasehold interest in the building, safeguarding an interest for Bromley in the future of the Town Hall.

## What Next?

CPCDT would like to work with Bromley to:

Commit to an agreement for a lease with CPCDT subject to the capital funds necessary being raised and works being implemented before the lease is signed.

Work up an agreed plan and programme to fully specify works needed and secure capital funds for the building to address its issues of subsidence and need for repair and upgrade.