

Llangattock Community Hall Management Committee

Open letter to Residents and Prospective Hall Users.

The Management Committee have been asked to respond to comments about the Community Hall which were made during Llangattock Community Council's recent Place Plan Consultation.

The Management Committee has read and noted the various comments and opinions expressed in the survey. In particular, we note a number of concerns around the restricted availability of the Hall due to its use by Llangattock School during term time school hours.

In the interests of clarity, we would like to set out the following points of information.

- The majority of the land on which the Hall stands belongs to Powys County Council; the smaller remaining part (the store room extension) is owned by the Brecon and Swansea Diocese of the Church in Wales.
- The Hall was built in 1980 in collaboration between a group of residents and Powys County Council. Local residents had raised a sum of money towards building costs. The rest of the costs were met through grant funding, administered by Powys County Council.
- Powys County Council are the legal owners of the Hall.
- The use and management of the Hall are governed by a legally binding lease, agreed and signed by Powys County Council and Llangattock Community Council in 1981. Powys County Council is the Lessor; Llangattock Community Council is the Lessee.
- The lease agreement sets out the terms and conditions for the maintenance, administration and use of the Hall, including the setting up of a committee to manage the Hall. The committee must be registered as a charity and run by voluntary trustees and members.
- The lease states that Llangattock School has priority use of the hall during normal school hours during term time; after school hours and out of term time, the Lessee (ie the community) has priority. Powys County Council pays an agreed amount for the School's use of the Hall.

It is the understanding of the Management Committee that this arrangement was agreed in principle by representatives of Powys County Council and Llangattock Community Council before the Hall was built. We understand that the Community Council had previously researched the options for maintaining a community hall and concluded that guaranteed income from annual school hire fee would ensure the Hall's viability.

- Based on recent figures, the school's hire fees constitute around 43% of the Hall's annual income and are the only guaranteed source of regular income.
- The Hall Management Committee have very clear terms of reference, as set out in the original lease document. We exist to administer and maintain the Hall within the provisions of the lease. We do not have the power to renegotiate the terms of the lease.

The Management Committee appreciates the constraints of these terms. However, as a small team of volunteers, we are working to the best of our ability to maintain the Hall as a community resource and to improve facilities. We would welcome other members of the community to join the committee, help with fundraising or organise events outside school hours.