

Middleham Key Centre



Option Appraisal & Feasibility Studies

February 2202 – February 2024



Contents

- Introduction and background
- Review Objective
- High level option reviews
- Councils Duties & Powers
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Background



This document records the process that took place to see how the future needs of the Middleham and wider community could be best met without requiring such a significant scale of building as the Key Centre.

The review was necessary due to unsustainable operating costs vs revenue generated by the current facility use.

The process involved an in-depth review of space utilization, financial performance and community ongoing needs from a 'Key Centre'.

Middleham was designated a conservation area in 1973 although the Key Centre itself is unlisted and outside .



Background – The Entities



Middleham Key Partnership Limited: Original Key Centre founders

Middleham Key Centre Limited: Key Centre 'operating company' & tenant


Middleham Town Council: Key Centre owners & Landlord

Inhabitant Householders Charity:

DISSOLVED

03055583 MIDDLEHAM KEY PARTNERSHIP LIMITED

This Company was dissolved on 20/08/13

 CHARITY COMMISSION FOR ENGLAND AND WALES English Cymraeg

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CHARITY FOR THE BENEFIT OF INHABITANT HOUSEHOLDERS OF PARISH OF MIDDLEHAM

Charity number: 506048

MIDDLEHAM KEY CENTRE LIMITED

Company number **03222165**

[Follow this company](#) [File for this company](#)

[Overview](#) [Filing history](#) [People](#) [Charges](#) [More](#)

Registered office address

Key Centre Park Lane, Middleham, Leyburn, North Yorkshire, DL8 4RA

Company status

Active

Company type

Private company limited by guarantee without share capital

Incorporated on

9 July 1996

Background



The Middleham Key Centre was opened in 1998 and designed to be a Further Education outpost of the Racing Industry and Darlington College and later Craven College at Skipton, as well as providing community centre facilities, perhaps explaining its original conceptual name of '**Middleham Community College**' which it was ordinally registered with in July 1996 by the trustees of Middleham Key Partnership Ltd at that time.

FILE COPY



CERTIFICATE OF INCORPORATION ON CHANGE OF NAME

Company No. 3222165

The Registrar of Companies for England and Wales hereby certifies that
MIDDLEHAM COMMUNITY COLLEGE LIMITED

having by special resolution changed its name, is now incorporated
under the name of
MIDDLEHAM KEY CENTRE LIMITED

Given at Companies House, Cardiff, the 18th August 1998

E. P. Owen
MRS. E. P. OWEN



C03222165H

For the Registrar of Companies



COMPANIES HOUSE

HC0068

Background



The initial aspirations for the facility were overtaken by technical and other advances and changes, so that it served as a rural classroom and learning facility for only a very short period after completion.

The Key Centre, sadly has covered its costs and made an operating “profit” in only a few years of its existence.

Since incorporation in July 1996 there have been 64 trustees, mainly from, or local to Middleham, there are currently only 3 active trustees all of whom are Town Councillors.

Memorandum of Association of MIDDLEHAM KEY CENTRE LIMITED

- 1 The Company's name is MIDDLEHAM KEY CENTRE LIMITED (and in this document it is called “the Charity”).
- 2 The Charity's registered office is to be situated in England and Wales.
- 3 The Charity's objects (“the objects”) are: To promote the benefit of the inhabitants living and/or working within the areas covered by the Electoral Wards of Leyburn, Uredale, Burton Manor, Middleham and Coverdale, and the surrounding areas in North Yorkshire, in particular by the provision of education and training, the relief of poverty, old age and sickness, and the provision of recreational and other leisure time occupations with a view to improving the conditions of life of the said inhabitants.

February 2022: A Significant milestone and catalyst for review

MIDDLEHAM KEY CENTRE LIMITED
REPORT OF THE TRUSTEES (INCORPORATING DIRECTORS' REPORT)
FOR THE YEAR ENDED 31ST MARCH 2023

Extract from Financial reports submitted to
Companies House;

In February 2022 the Chair and Company Secretary, Mike and Leslie Sweeting respectively, resigned with just a few weeks' notice due to a short notice relocation to Lincolnshire. In order to continue the charity undisrupted, a group of 5 x Town Councillors agreed to step in to take over the running of the Centre for the time being – anticipated to be for up to 12 months but which has taken 20 months thus far. During this time they have undertaken a complete review of the charity and the centre in the post covid climate and recommended a sustainable strategy for its future role and funding in the community. This review commenced March 2022 and reported back to the Town Council in October 2022. The Trustees also undertook to review current income and expenditure to ensure the cost-effective running of the centre and the charity at least to the end of the lease. This has been achieved with running costs reduced by 50%. The savings have enabled the charity to continue to run the Centre and to fulfil their charitable aims throughout 2023 and into 2024, pending the Council achieving a sustainable long-term arrangement for the future.

Future Arrangements

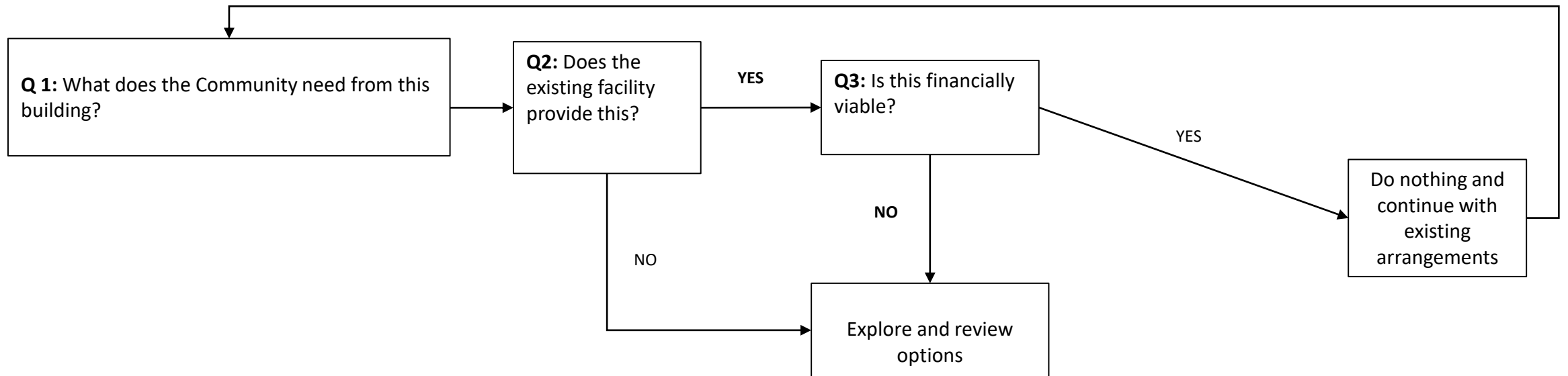
The future running and management of the Centre will be decided by Middleham Town Council, anticipated to be resolved in early 2024. With the economies achieved during 2022-23, the charity is now in a position to continue to manage the centre until Easter 2024, if required.

MKC Review Objective



‘The primary and required objective is to provide financially viable space for continued community use with the secondary aspirational aim of increasing affordable housing availability for the local community.’

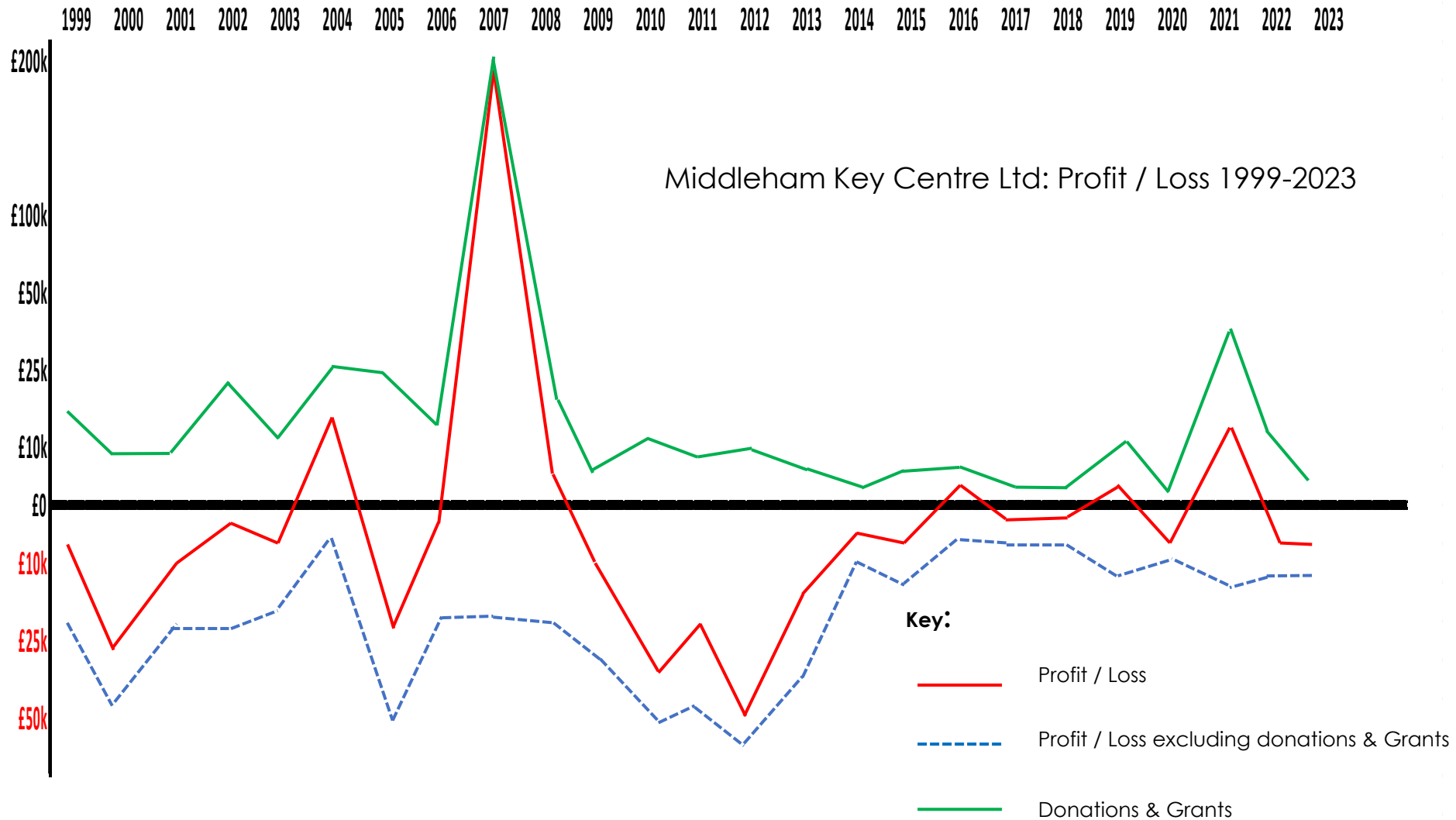
The starting point;



Background – Financial Performance



Year	Profit / Loss	Profit / Loss Excl Donations & Grants	Donations & Grants
1997	£0	0	£0
1998	£0	0	£0
1999	-£4,210	-£19,757	£15,547
2000	-£24,848	-£34,331	£9,483
2001	-£10,261	-£19,771	£9,510
2002	-£504	-£20,043	£19,539
2003	-£2,349	-£15,266	£12,917
2004	£16,849	-£6,683	£23,532
2005	-£20,637	-£41,966	£21,329
2006	-£2,997	-£18,605	£15,608
2007	£182,035	-£15,356	£197,391
2008	£2,005	-£16,874	£18,879
2009	-£12,520	-£18,369	£5,849
2010	-£24,977	-£35,736	£10,759
2011	-£22,671	-£31,643	£8,972
2012	-£37,698	-£47,631	£9,933
2013	-£11,736	-£18,615	£6,879
2014	-£4,013	-£7,883	£3,870
2015	-£4,137	-£10,278	£6,141
2016	£2,082	-£4,160	£6,242
2017	-£1,047	-£4,208	£3,161
2018	-£873	-£4,048	£3,175
2019	£3,100	-£11,324	£14,424
2020	-£5,637	-£6,603	£966
2021	£14,360	-£21,943	£36,303
2022	-£2,365	-£18,305	£15,940
2023	-£13,032	-£18,060	£5,028



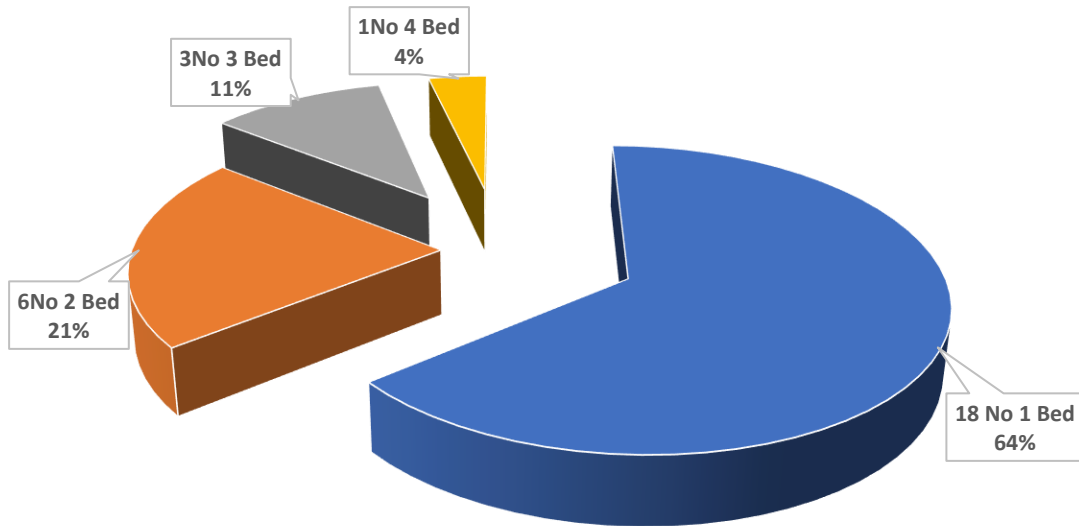
MKC Review Objective – Aspirational Aim of Affordable Housing



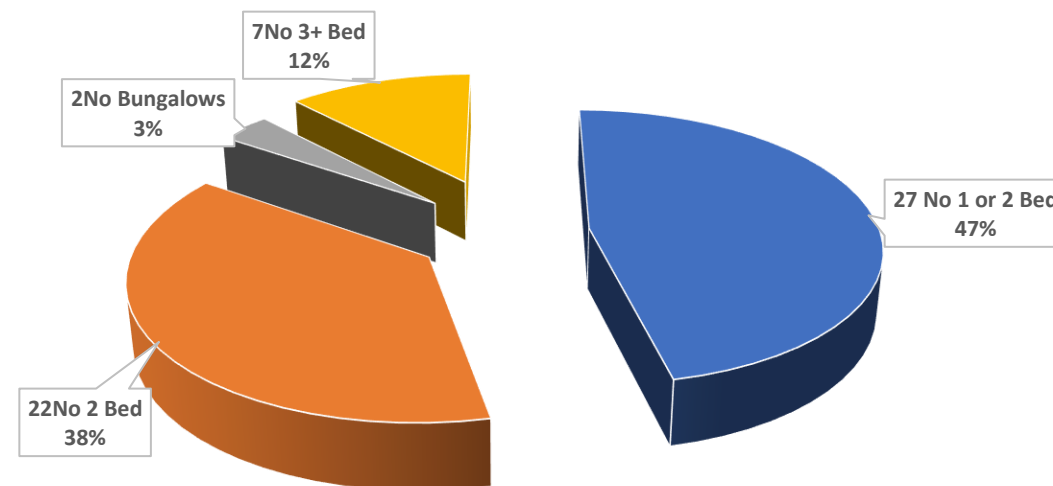
The need for more affordable housing in Middleham, whether for rent or low cost routes to home ownership is a historic, current and unfortunately likely to be a future problem as there is no panacea available to Council for this.

This is not just a first home issue, it affects all ages across all sectors of the community.

North Yorkshire Home Choice Register



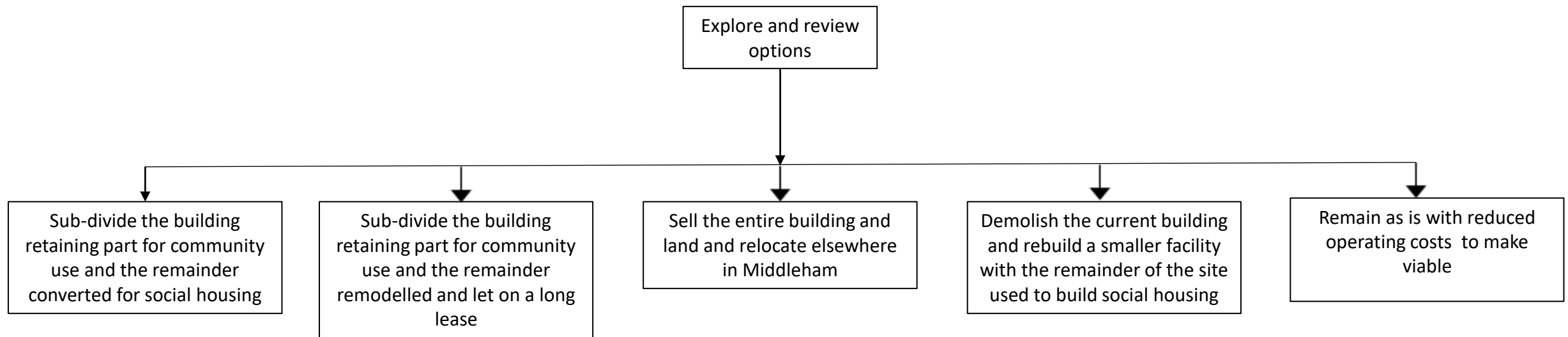
RDC Middleham Racing Yards Housing Needs Report March 2023



MKC Operational Review



Following this review several options were identified, reviewed at a high level and this high-level evaluation enabled the least attractive options to be discounted and the remaining taken forward for further consideration and detailed scrutiny.



Councils Duties & Powers



These are all very different options Council had to seek specialist legal advice before option appraisals could be fully completed so the initial question to be answered was;

Council needed to understand the extent of powers available under applicable legislation or statute (such as, Local Government Act 1972 (s124,s126, s127, s139) – Power to Purchase or sell Land or Premises & Trustee Investments Act 1961 (s11) – Power to invest property in approved schemes)

In summary when reviewing, and potentially progressing any option review;

- 1. Are Council acting within their powers***
- 2. Are Council discharging all necessary duties***
- 3. Is the proposal lawful***



Local Authority assets
Disposal Guidance



Best Value Statutory Guidance



Councils Duties & Powers



The process of understanding the extent of Duties & Powers introduced other, perhaps less widely considered aspects for consideration;

Department for
Communities and
Local Government

Circular 06/03: Local Government Act 1972
general disposal consent (England) 2003
disposal of land for less than the best
consideration that can reasonably be obtained

Local Authority assets
Disposal Guidance



Best Value Statutory Guidance



- **Secretary of State:** SoS approval would be required under certain circumstances. To which options this applied, timeframe, process etc.
- **Duty to Inform:** Who, when, where and how?
- **HM Treasury:** Compliance requirements when 'Managing Public Money'
- **Idescon Principles:** Case law precedents
- **Best Value:** Councils obligations to provide best value and how is best value demonstrated.

.....were just some of the issues to be fully understood to enable proper option appraisal.

Councils Duties & Powers



Best Value Statutory Guidance

Section 123 of the Local Government Act 1972

Provides that local authorities may (with a minor exception relating to playing fields in Wales) dispose of land as they see fit, but:

(2) Except with the consent of the Secretary of State, a council shall not dispose of land under this section otherwise than by way of a short tenancy, for a consideration less than the best that can reasonably be obtained."

- NB Section 127 makes identical provision for parish or community councils, or the parish trustees of a parish

B. Exceptions to the obligation to obtain best value

Short tenancies: the obligation to obtain best value contained in sections 123 and 127 LGA 1972 does not apply to disposals of land by way of a "short tenancy" i.e. by (a) the grant of a term not exceeding seven years or (b) the assignment of a term which has not more than seven years to run

With the consent of the Secretary of State:

- Both section 123 LGA 1972 and section 127 LGA 1972 provide for an exception to the obligation to secure the best consideration that can reasonably be obtained, where the Secretary of State consents

R v Darlington BC ex parte Indescon [1990] 1 EGLR 278 (Kennedy J)

The "**Indescon** principles":

"...a court is only likely to find a breach or an intended breach by a council of the provisions of section 123(2) of the [LGA] 1972 if the council has (a) failed to take proper advice or (b) failed to follow proper advice for reasons which cannot be justified or (c), although following proper advice, followed advice which was so plainly erroneous that in accepting it the council must have known, or at least ought to have known, that it was acting unreasonably" (282H)

Indescon (guidance):

(1) ... *the public authority may pray in aid "the common-sense rule underlying the old proverb: "A bird in the hand is worth two in the bush""; Indescon (see also R (Lidl (UK) GmbH) v Swale Borough Council [2001] EWHC Admin 405 (Morison JJ))* Public authority was therefore entitled to conclude sale notwithstanding possibility arising at late stage of higher offer.

(2) ... *the public authority does not enjoy the benefit of hindsight, thus: "although there is a duty to probe and to explore any offer that may be made there may also be a danger that too much probing or indecisiveness may lead to the loss of a bargain ..."*

HM Treasury guidelines: "Managing Public Money"

(July 2013)

Annex 4.15: Asset management

Box A4.15D: protocol for disposal of land, property and other assets

"Value assets at **market prices** using Royal Institute of Chartered Surveyors' Red Book"

- An example of how that approach has been adopted in practice:

• The Local Government Act 1972: General Disposal Consent 2003 ("the Consent")

- Annexed to Circular 06/03
- Removes the requirement for authorities to seek specific consent from the Secretary of State for any disposal of land where:
 - the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of:
 - i) the promotion or improvement of economic well-being;
 - ii) the promotion or improvement of social well-being;
 - iii) the promotion or improvement of environmental well-being; and
 - the "undervalue" (i.e. the difference between the unrestricted value of the interest to be disposed of and the consideration accepted) is **£2,000,000 or less**

- Where the case does not fall within the terms of the Consent: an application to the Secretary of State for a specific consent is required

Councils Duties & Powers



R v Darlington BC ex parte Indescon [1990] 1 EGLR 278

(Kennedy J)

The "**Indescon** principles":

The process of gaining an understanding these matters was painfully slow and made more complex as it took time to understand that there is no defined process to follow. Council's duty is to achieve an outcome (the objective below) and not merely follow a defined process, if it existed...whilst acting within Councils powers and discharging all duties!

'The primary and required objective is to provide financially viable space for continued community use with the secondary aspirational aim of increasing affordable housing availability for the local community.'

in aid "the common-sense rule underlying the 'orth two in the bush'": **Indescon** (see also **R v Darlington BC ex parte Indescon** [2001] EWHC Admin 405 (Morison JJ)) entitled to conclude sale notwithstanding offer.

enjoy the benefit of hindsight, thus: "although there are any offer that may be made there may be a loss of opportunity or indecisiveness may lead to the loss of a

General Disposal Consent

is to seek specific consent for the disposal of land where:

the purpose for which the land is to contribute to the

of economic well-being;

of social well-being;

of environmental well-

- the "undervalue" (i.e. the difference between the unrestricted value of the interest to be disposed of and the consideration accepted) is **£2,000,000 or less**

- Where the case does not fall within the terms of the Consent: an application to the Secretary of State for a specific consent is required



Best Value Statutory Guidance

B. Exceptions

Short tenancies

in section 123 of the Land Use Act 1972, a tenancy for a term not exceeding two years which is not a tenancy at will.

With the consent of the Secretary of State:

- Both section 123 LGA 1972 and section 127 LGA 1972 provide for an exception to the obligation to secure the best consideration that can reasonably be obtained, where the Secretary of State consents

Options Considered:



1. Sub-divide the building retaining part for community use and the remainder converted for social housing (Broadacres)
2. Sub-divide the building retaining part for community use and the remainder remodelled, either outright sale or let on a long lease (Racing Welfare)
3. Sell the entire building and land
- ~~4.~~ 4. Continue with the current model (MKC Ltd operating the Key Centre) – already proven that this is not financially viable as a long-term solution despite best efforts to reduce operating costs
5. Demolish the current building and rebuild a smaller community hall with the remainder of the site used to build social housing



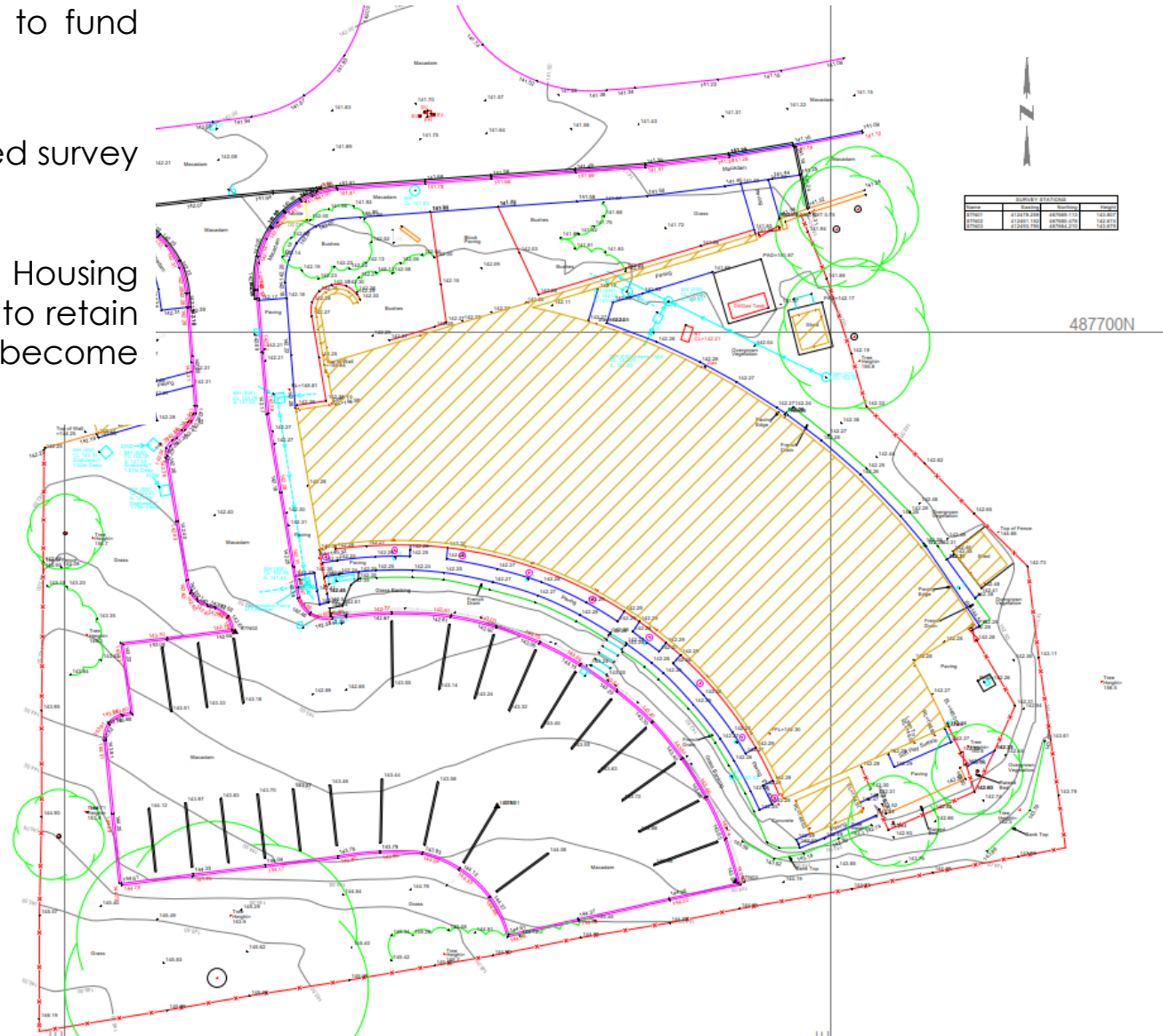
Broadacres Option 1:



A grant was provided by Richmondshire District Council to fund initial feasibility surveys.

Activities funded through the grant included a full measured survey and topographical survey.

The grant expenditure was last reconciled with NYC Rural Housing Officer on 25th July 2023 where it was agreed appropriate to retain unexpended funds for future activities that may become necessary.

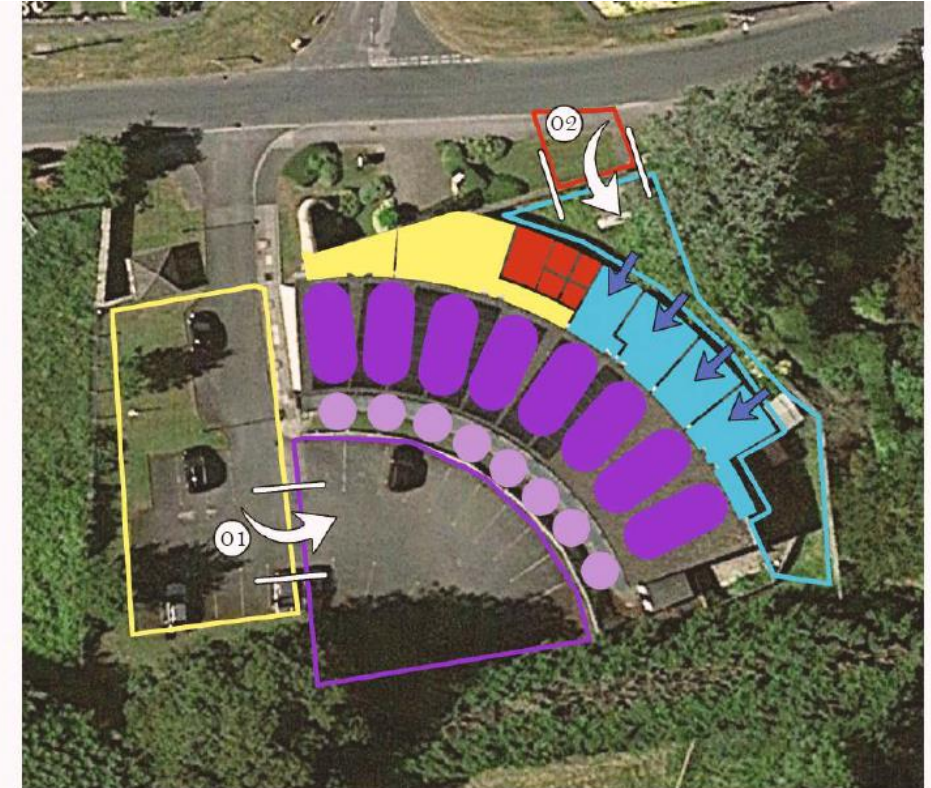




Broadacres Option 1:



Create eight affordable houses within approximately 60% of the building footprint leaving the remaining 40% for community use.



- Housing - 2 Bed Units
- Private gardens
- Existing plant, Toilet, Reception
- Social Housing parking
- ① Private gate to courtyard parking
- Proposed paving for deliveries
- Community centre
- Rent-able spaces
- Courtyard
- Public/Community centre parking
- ② Widen gate to make a large opening to invite people to courtyard
- ➔ Individual entrances to rent-able spaces





Broadacres Option 1:

Indicative section and floor plans



Housing

The existing building allows great fundamentals to be a very high performing sustainable home.

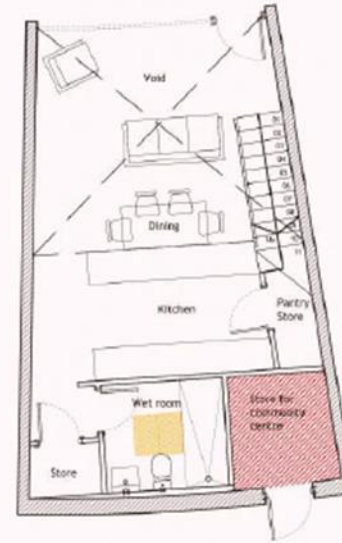
Orientation is key to maximise solar gain. The south facing facade will have maximum glazing whilst glazing on the north facade is kept to a minimum. The roof will allow extra glazing from the south. The large roof space can also provide a space for solar panels.

Form of the existing will allow for ambient temperature in the home by allowing stack and cross ventilation. The form allows for interesting internal spaces with varying ceiling heights and bedrooms on a mezzanine level.

Community centre

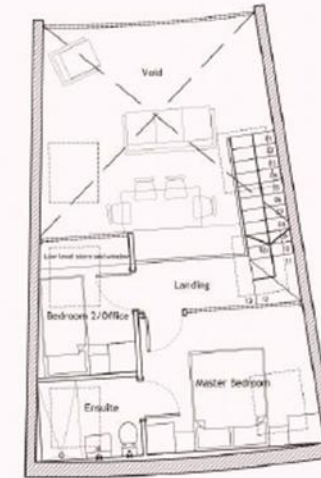
The community centre currently is underused but the proposal looks to incorporate all the same functions in an ordered and efficient scheme.

This will be achieved by allowing extra access points from the courtyard garden so spaces can be either rented from the main community centre or as individual self contained spaces.



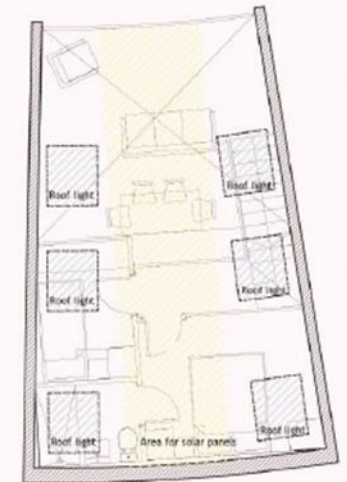
Proposed Ground Floor Plan

63m² - 678sqft



Proposed First Floor Plan

63m² - 678sqft



Proposed Roof Plan

63m² - 678sqft



Broadacres Option 1:



The initial feasibility study undertaken identified;

Pro's

- Potential to deliver up to eight two-bedroomed units – fulfils aspirational requirement
- Potential to introduce local connection occupancy requirement – but not guaranteed
- Retained community use was achievable
- Long term solution for both parties

Con's

- High build/conversion costs
- Temporary Community space required for 12-18 month build period
- 'Rump' space left for MTC to let which may prove difficult going forward
- Small scale of the development meant threshold costs for development high (£/unit)
- Relatively low rent return meant justifying investment was difficult

Summary:

This option was feasible but not financially viable in the current format.

A joint venture potential was identified and Broadacres confirmed *'Discussions had been started with Racing Welfare about the possibility of including them in the development and some other land which would increase the scope with a view to increase viability.'* A symbiotic joint venture scheme in some guise remains a future possibility.

RACINGWELFARE Option 2:

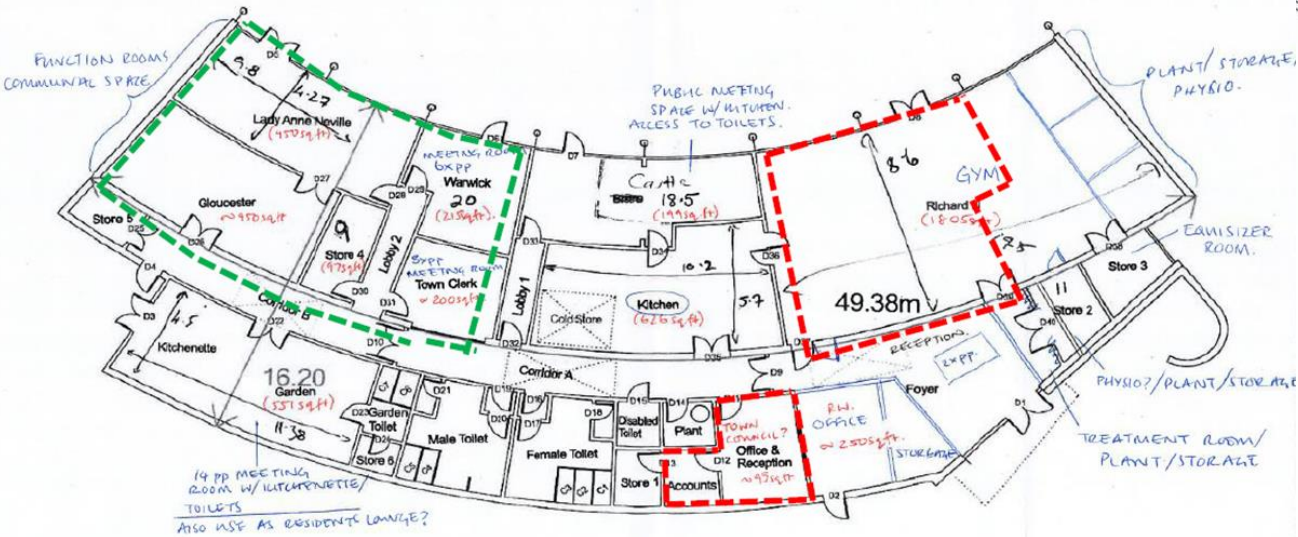
SUPPORTING RACING'S PEOPLE



Discussions started and feasibility works commenced with hand drawn mark-ups to ensure that the space required for ongoing Community use could be provided whilst RW retained sufficient space for their needs.

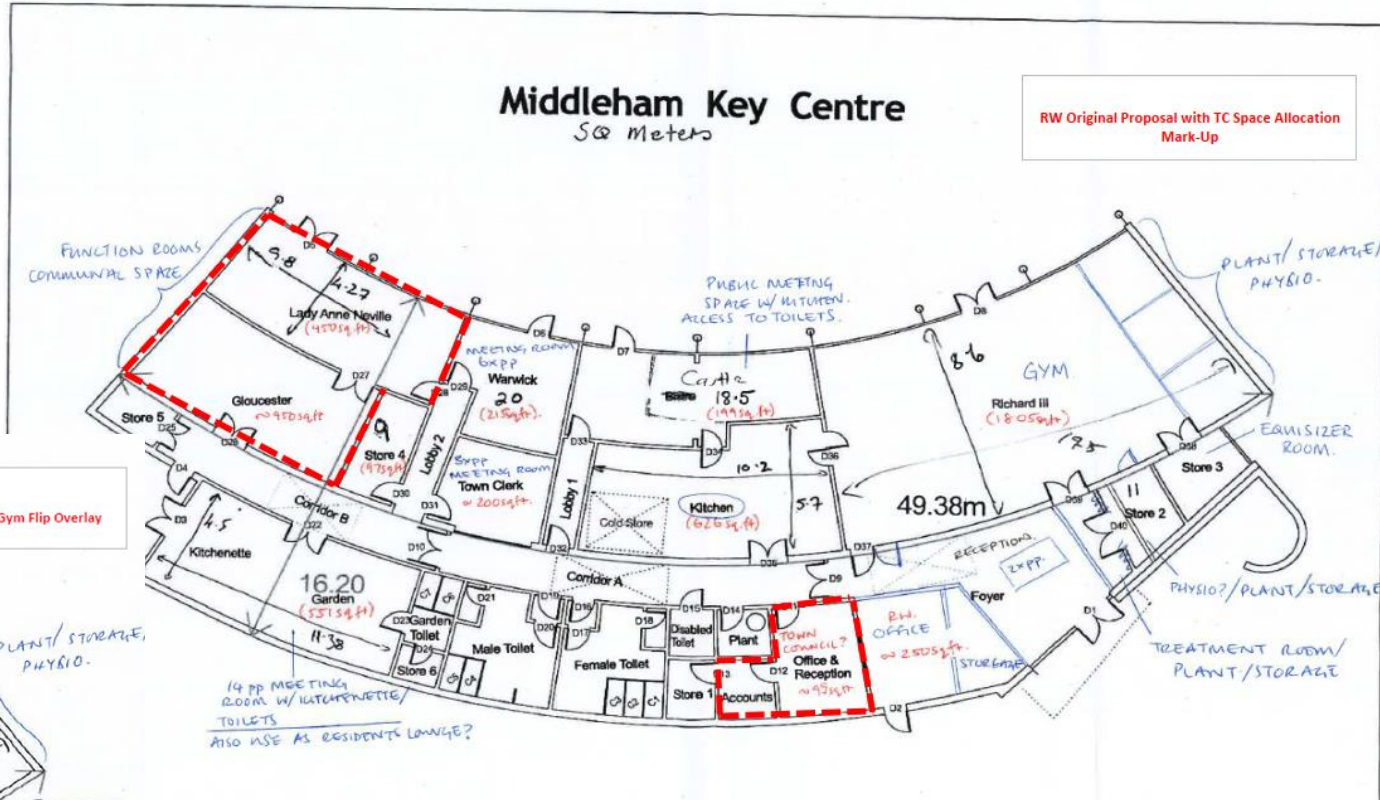
Middleham Key Centre
500 Meters

RW Original Proposal with Gym Flip Overlay



Middleham Key Centre
500 Meters

RW Original Proposal with TC Space Allocation Mark-Up



RACINGWELFARE Option 2:

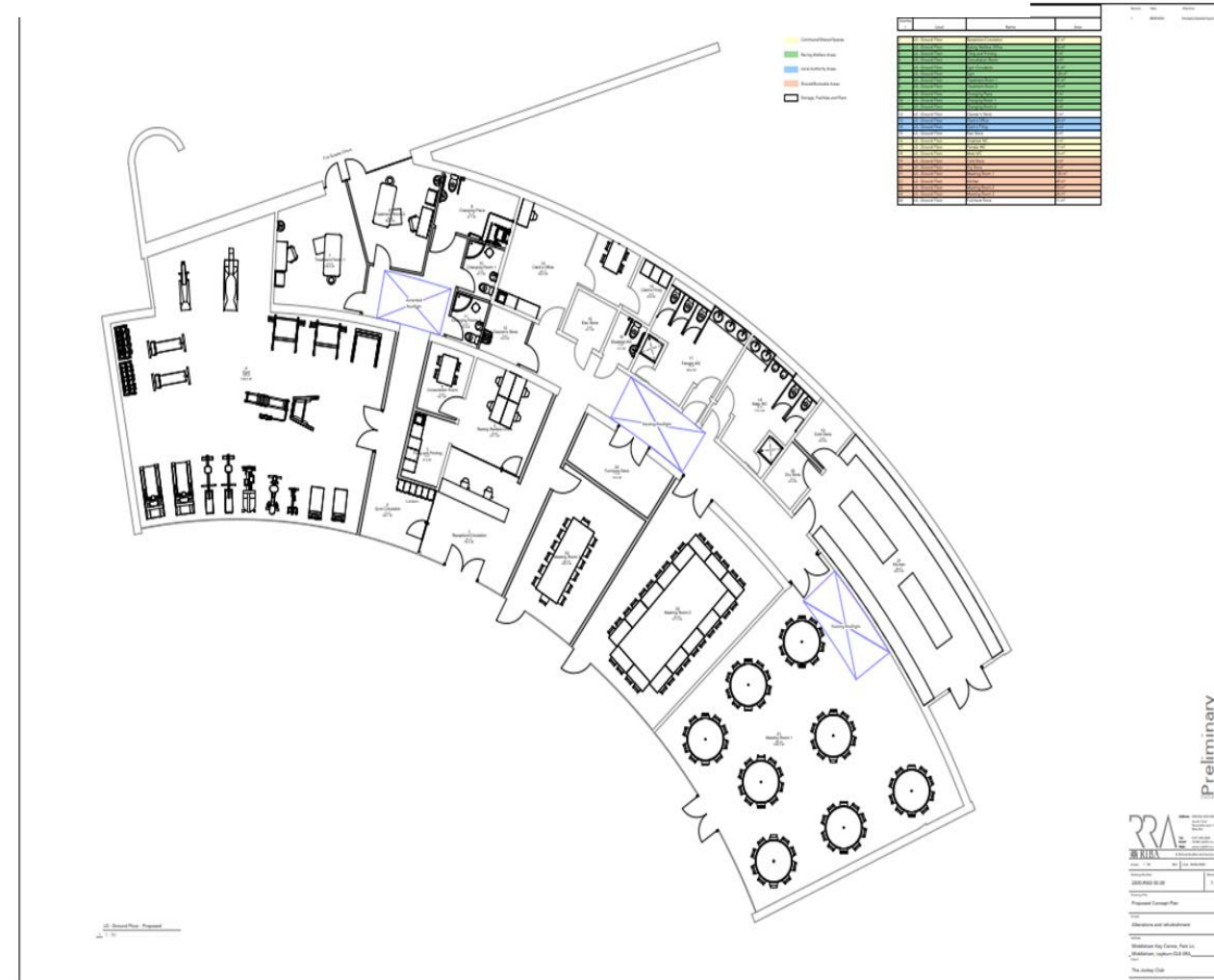
SUPPORTING RACING'S PEOPLE



The timeline discussed in July 2023 was for RW to take occupation of the Key Centre in **January 2024**.

In July 2023 RW confirmed that;

- The Key Centre acquisition by Racing Welfare was not dependent on the progression of the Park Lane scheme.
- The Park Lane site was dependent on the outcome of the Key Centre.
- RW were unable to enter contractual arrangements or expend funds revising the pre app or planning application for Park Lane before a contractual position has been achieved with the Key Centre.
- RW entered more detailed dialogue with Broadacres on the (*affordable housing*) options available for the Park Lane site.
- That these (*affordable housing*) discussions will run in tandem with the Key Centre acquisition and will include site capacity, design/ layout, and ownership.
- The refurbishment of the Key Centre as per the draft proposed layout will be a key factor for them.



The aspirational timeframe for RW take occupation in January 2024 presented significant challenges so the timeline and process discussed with Council was to; (updates in original planning discussions in grey font)

July 2023

- Obtain MKC valuation (initially via Jessops initially but a conflict of interest identified as RW also using Jessops so Dacres used)
- Share valuation with RW to align expectations – to build the basis of an agreement framework (HoT's). (this was delayed due to the conflict issue noted above)
- Provide RW with overview of legal advice received to ensure 'no surprises' with approach necessary to discharge Councils obligations. (Requirements for Secretary of State approval, best value etc.)

August

- If agreement reached iro item 2 then hold town meeting to share option being explored.
- If no agreement reached iro of valuation end dialogue with RW & seek other options (as later slide this took until January 2024)
- 15th August RW confirm preference for outright purchase of MKC
- 30th August MTC confirm that if purchase remains preferred option then MKC can be put up for sale on open market from October 2023

September

- 1st September 2023 RW confirm long lease arrangements to be considered
- RW to seek pre-app advice on Park Lane (the delay in RW purchase impacted on timing of this)
- Council could put MKC for sale on open market, ensuring listing on all appropriate Charity mediums. (identified delay to Oct in Aug)

September – December

- Work on short term lease arrangement with RW from January 2024 (12 months)
- RW to submit planning application for alterations to MKC
- Legal advice sought throughout..
- Agree timeline and implementation impact of MKC changes to see if temp arrangements required for 'Community activities' whilst any alterations are undertaken.
- Secretary of State approval sought to ratify proposed actions and indemnify individual Councillors (later established not required)

January 2024 on... RW operate Key Centre initially under short term lease agreement.



Options for either long-lease or outright purchase were discussed with RW.

Council powers and duties are significantly different for each scenario.

Having sought legal advice Council established that to comply with the requirements of **LGA 1972: General Disposal Consent 2003** ("the consent");

- Secretary of State approval would not be necessary for outright sale as it can demonstrate two of the three considerations apply and MKC is valued at less than £2m.

Council also established that any long lease;

- Could not be on a 'peppercorn rent' basis as this would be deemed as an 'asset transfer' or giving away the MKC
- The lease needed to be at RICS or locally proven comparable 'market rates'
- The £/sqft could be discounted due to the encumbrance (continued use required for the community)
- The lease term was governed by the £2m threshold, £2m / rent p.a. = longest possible term to remain with Council powers without seeking SoS consent

- **The Local Government Act 1972: General Disposal Consent 2003** ("the Consent")

- Annexed to Circular 06/03

- Removes the requirement for authorities to seek specific consent from the Secretary of State for any disposal of land where:

- the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of:

- i) the promotion or improvement of economic well-being;
 - ii) the promotion or improvement of social well-being;
 - iii) the promotion or improvement of environmental well-being; and

- the "undervalue" (i.e. the difference between the unrestricted value of the interest to be disposed of and the consideration accepted) is **£2,000,000 or less**

- Where the case does not fall within the terms of the Consent: an application to the Secretary of State for a specific consent is required

HM Treasury guidelines: "Managing Public Money"

(July 2013)

Annex 4.15: Asset management

Box A4.15D: protocol for disposal of land, property and other assets

"Value assets at **market prices** using Royal Institute of Chartered Surveyors' Red Book"

- An example of how that approach has been adopted in practice:

Shortlisted Option 2: Valuation Appraisal



Rental Appraisal of Leys

1. INSTRUCTIONS

Dacres Commercial Limited by property subject to the following

. Middleham Town Council to have the subject property to hold me space but will be in excess of to be not in excess of five days and give 48 hours notice to the for this service.

. Middleham Town Council will kitchenette facilities for use as town clerk office (as marked in this space on an all-inclusive, in

On 17 Oct 2023, at 12:29, Hedley Steel <hks@dacres.co.uk> wrote:

Hello Shaun

A red book valuation is a regulated report for loan security, accounts etc and due to the amount of assumptions that were required in this report a marketing / advisory report format was more appropriate for your purposes. We would do the same for development viability reports and marketing advice.

Kind regards,
Hedley

Hedley Steel BSc (Hons)

Graduate Surveyor



Regent House, Queen Street, Leeds, West Yorkshire, LS1 2TW

Book valuation and is not written in
wards 2017 (the Red Book).



of commercial uses for the building etc but have based the rents of a utilised to base the rents on alternative of comparable leasehold transactions account for differences between the not particularly specialised we have to 1.8 months per year of the term t. We believe this is justified there is t and the location. We have also of the building will have on the market spaces.

Option 2: RW Costings



In December conversion cost were provided by RW for MTC review and it was evident the costs included for a full strip of ALL internal ceilings, wall & floor finishes, M&E installations back to bare shell and re-install new at standard industry prices.

These had been produced as a desk-top exercise without a site visit.

The following queries and feedback was provided;

- Is a full CAT B fit-out required for M&E in all areas, currently there is 36% of the budget (£178k or £27/sqft) for this item
- If the entrance is moved to the proposed location this (budget allowed) will be insufficient as external alterations will be required to create an accessible entrance, see topo extract below that shows there is a 1m difference in levels where the entrance is proposed.
- Is the commercial kitchen required, if so by whom? 12% of budget (£60k or £9/sqft)
- Drainage – the provision of £5k looks light...however it would be adequate with the layout being drawn up more mindful current drainage locations (many options).

'Please take the above in the spirit it is written, I am not wishing to be scathing in any way merely trying to demonstrate that given the current stage of negotiations I think a site survey and re-cost would be hugely beneficial to everyone.'





11th December 2023:

- RW informed MTC that their preference now may be to only take part of the Key Centre

31st January 2024:

- RW informed MTC that due to an internal review all new capital developments were put on hold

7th March 2024:

MTC meeting with RW where it was confirmed that;

- RW have purchased the land on Park Lane from the Peacock estate
- Their ideal way forward is to develop young persons and retirement accommodation, working jointly with Broadacres on the Park Lane site
- They would prefer to also develop a partnership arrangement with the Key Centre to use part of the building as a Gym and other facilities.

A symbiotic joint venture scheme in some guise remains a future possibility.

Option 3: Sell and relocate elsewhere in Middleham



The initial feasibility study undertaken identified;

Pro's

- Potential to include condition for affordable housing
- Removes the problem of sustaining the existing building & associated running costs
- Brings in a capital sum for community use (that can only be spent on capital projects)

Con's

- No available land for alternative new build in Middleham
- No suitable alternative buildings on the market in Middleham
- If suitable alternative building comes to market (or can be found) it would likely require works to make ready for community use so a prolonged temporary facility would be required
- Any sale on open market has potential to be 'subject to planning' prolonging the uncertainty
- Temporary Community space requirements; where and at what cost

Summary:

This option was not feasible largely due to lack of alternative locations in Middleham

Option 4: Demolish and rebuild small Key centre with social housing



The initial feasibility study undertaken identified;

Pro's

- Delivers affordable housing
- Would maximise development opportunity of the site
- Purpose built community facilities would provide exactly what was required

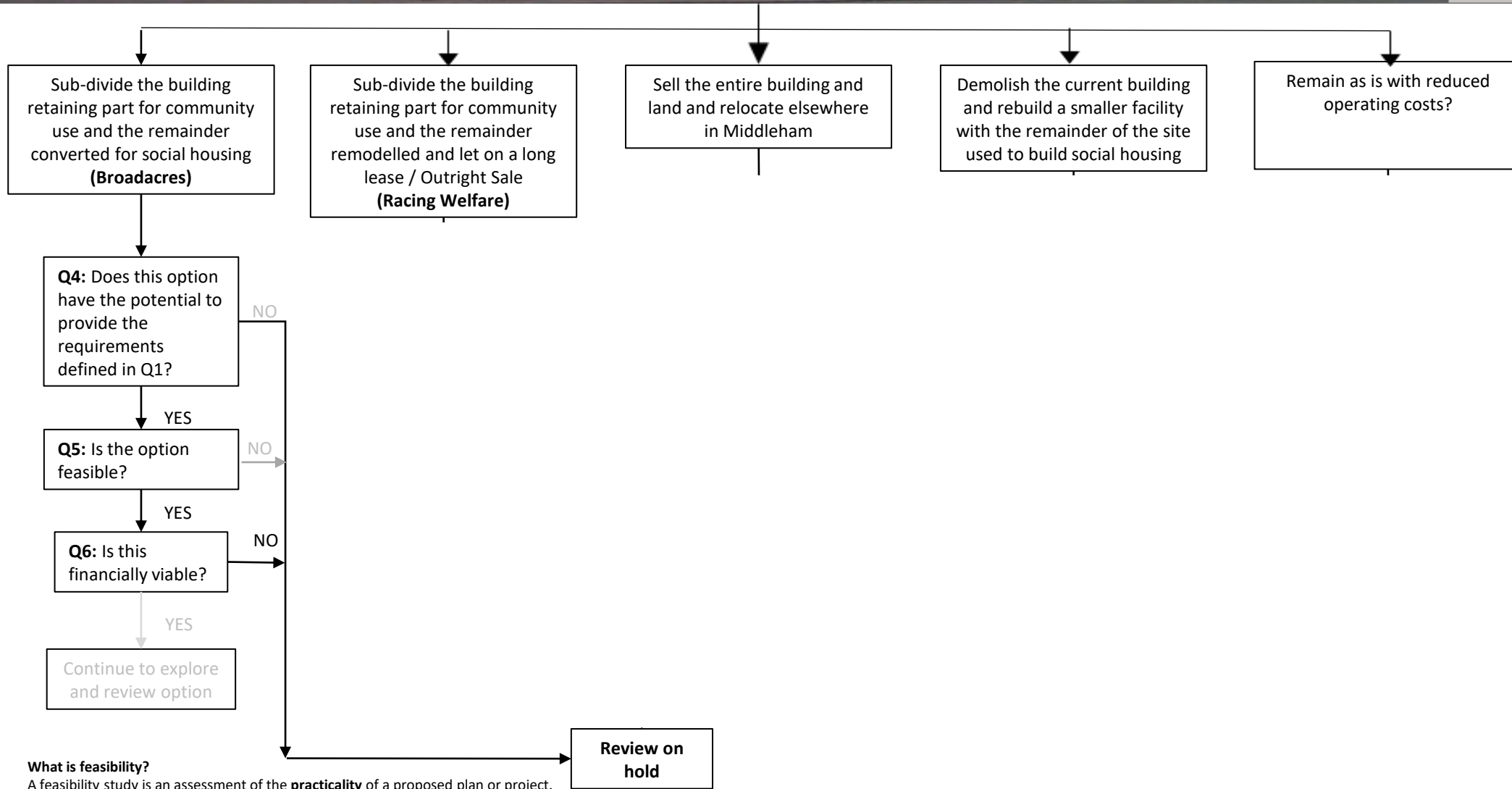
Con's

- Removes community facility for build period (18-24 months)
- Temporary Community space required for build period
- Demolishing the existing building devalues the asset until new building constructed
- Ongoing funding issues for MKC until demolished and then the cost of temporary facilities
- Development funding

Summary:

This option was not feasible due to extended loss of community use through build period and potential funding issues.

MKC Operational Review Status March 2024:



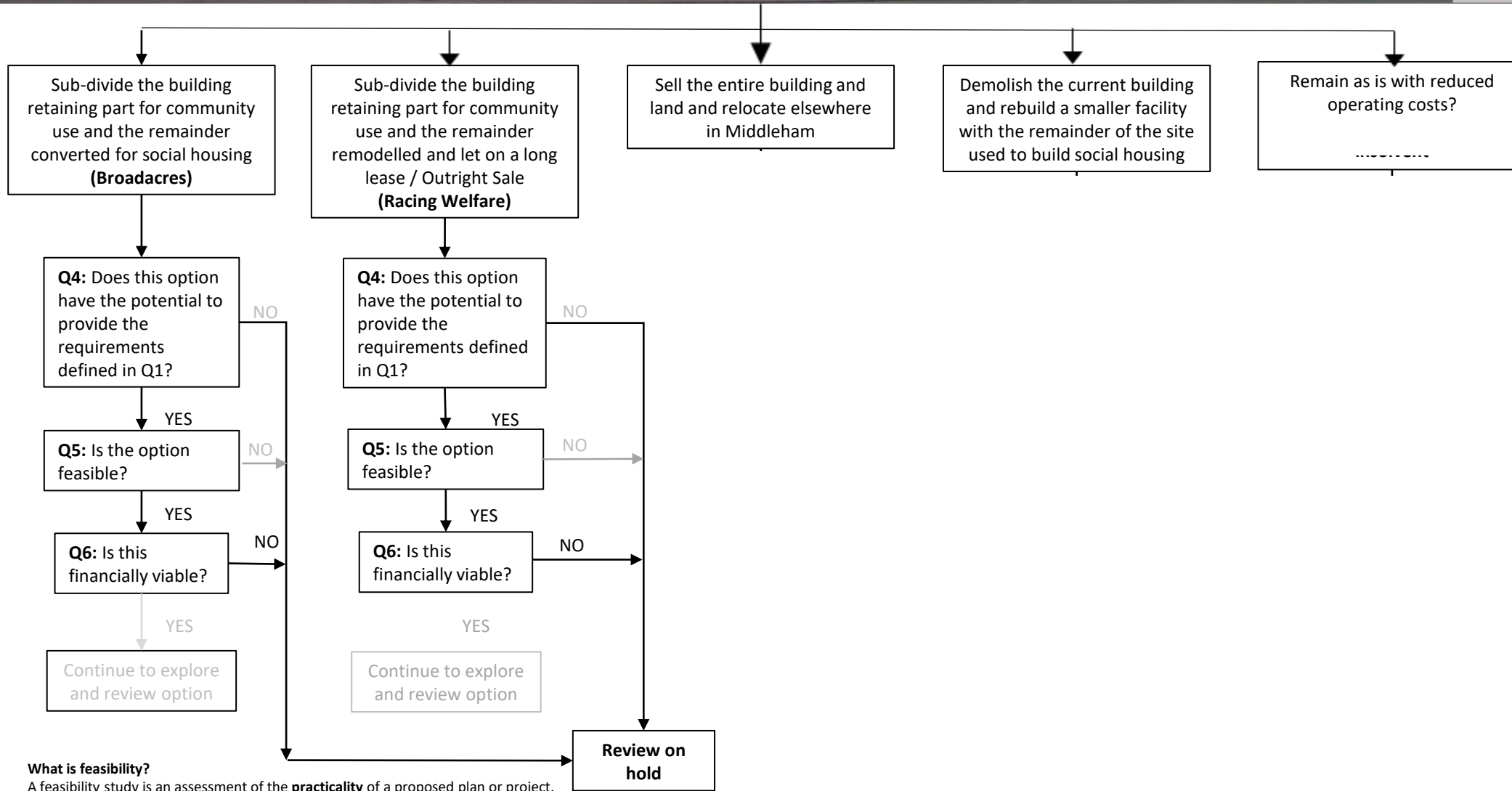
What is feasibility?

A feasibility study is an assessment of the **practicality** of a proposed plan or project.

What is viability?

Assessing the financial viability is crucial in deciding whether the project should proceed. A project is viable if the value (revenue) generated exceeds the development costs with an allowance for profit (<https://www.gov.uk/guidance/financial-viability-for-housing-led-projects>)

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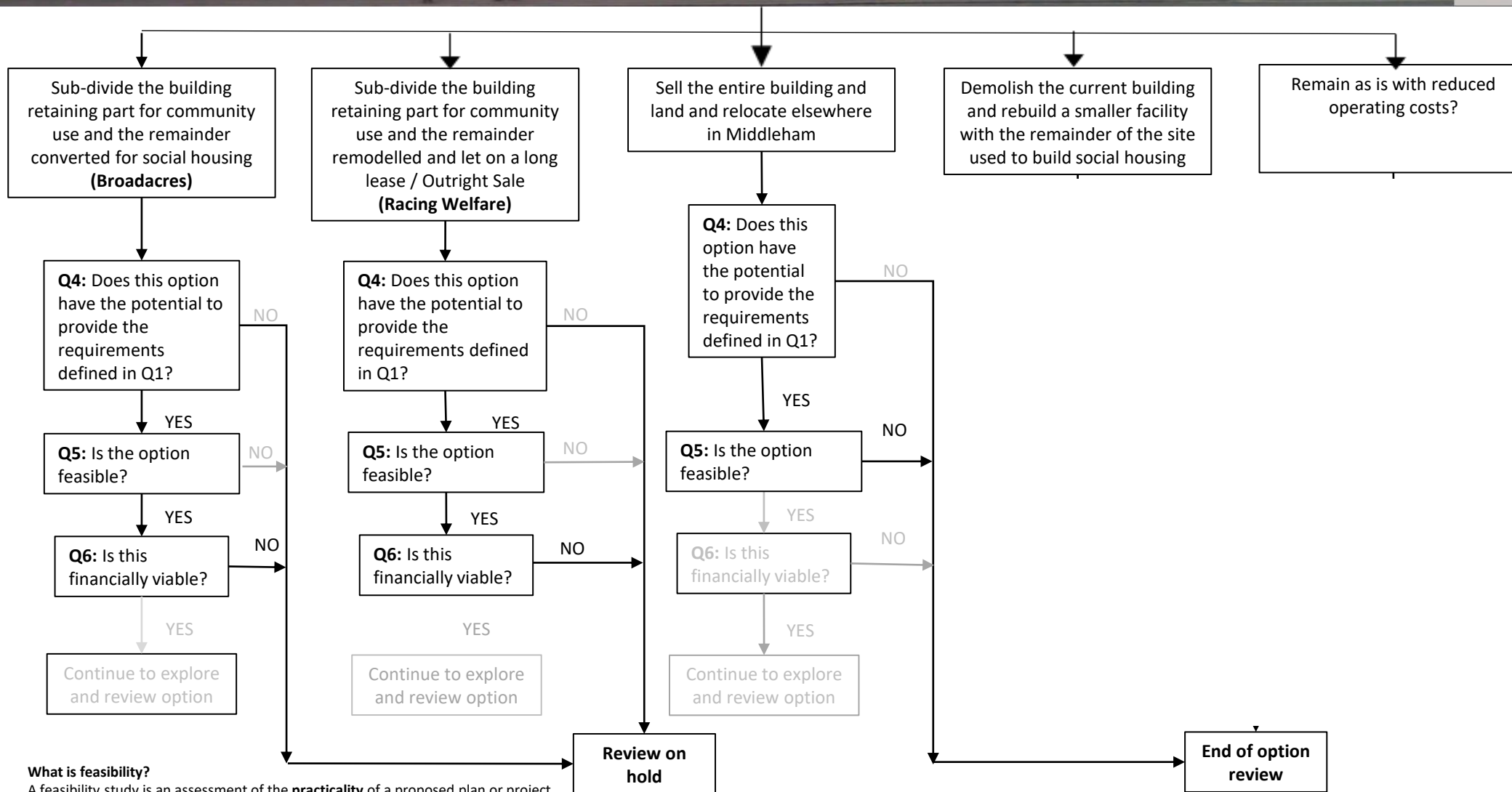
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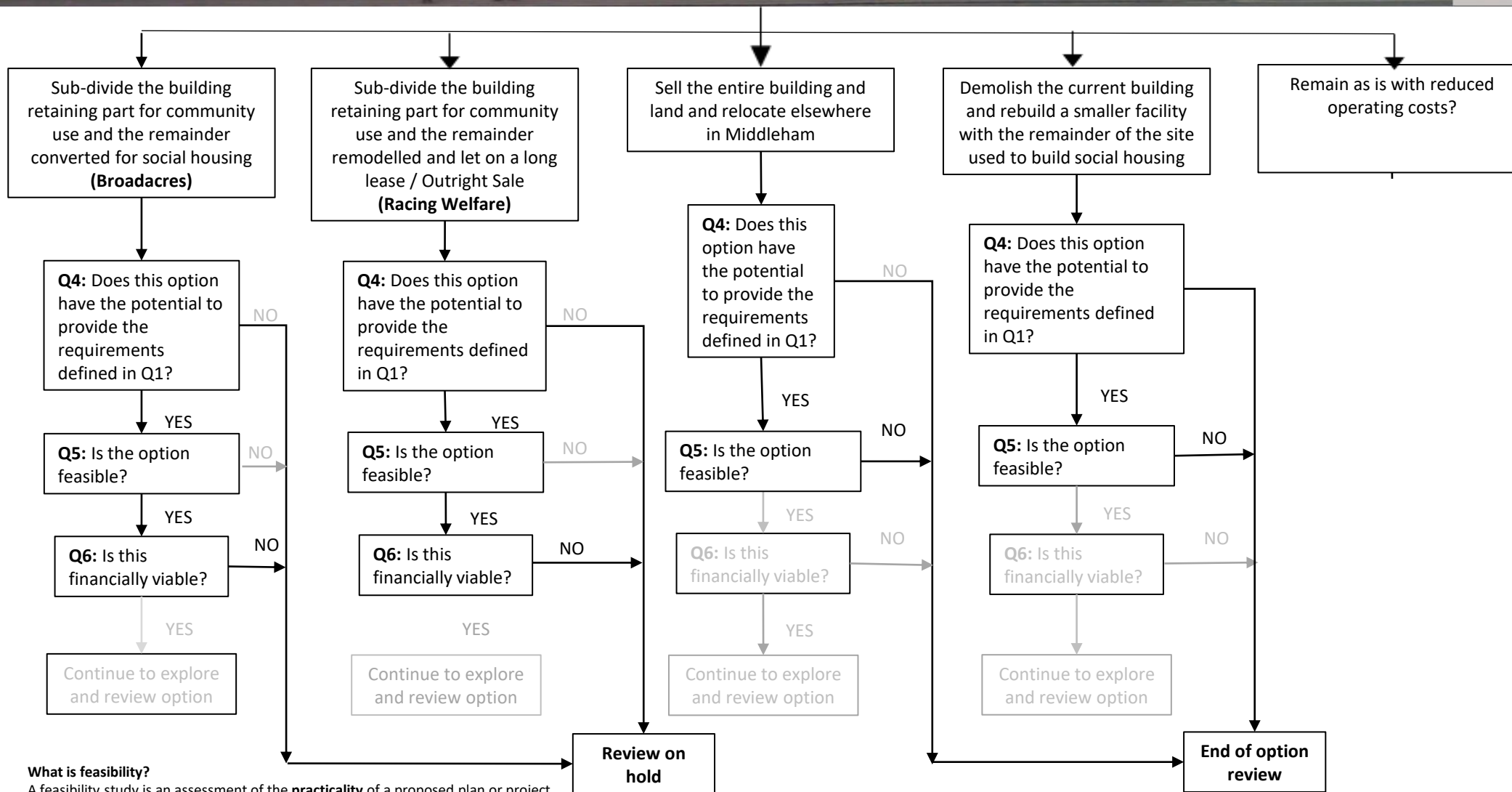
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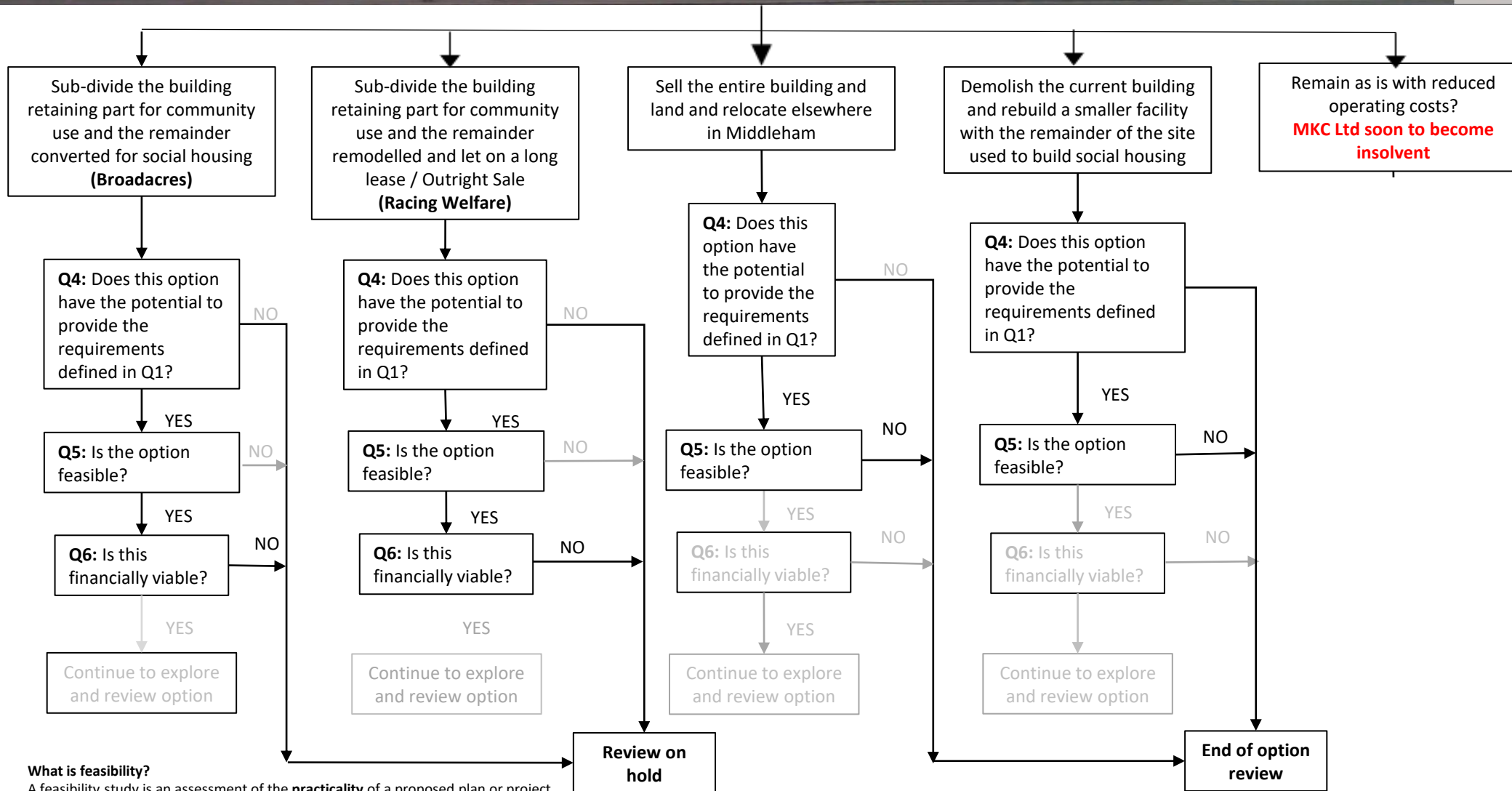
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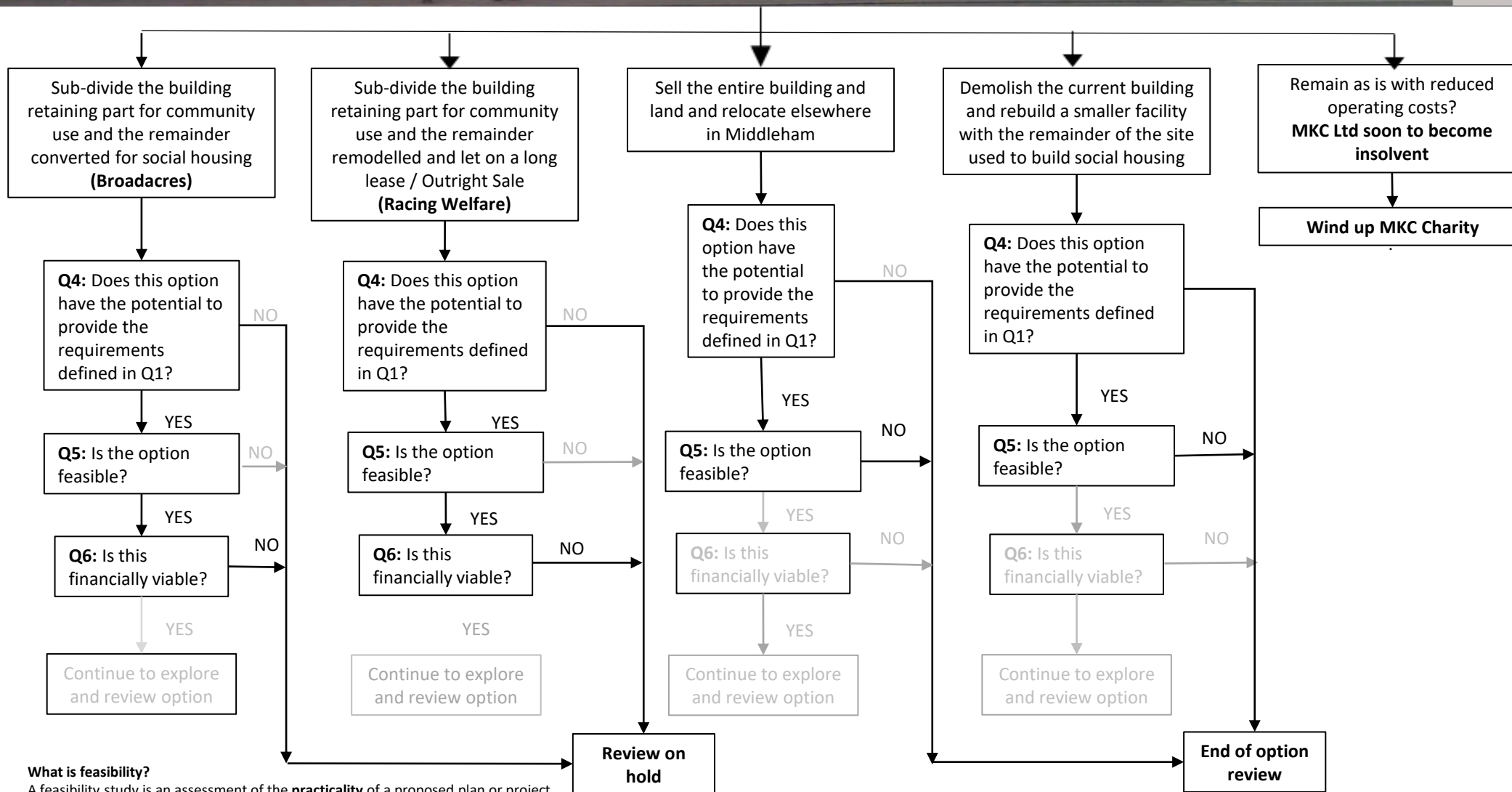
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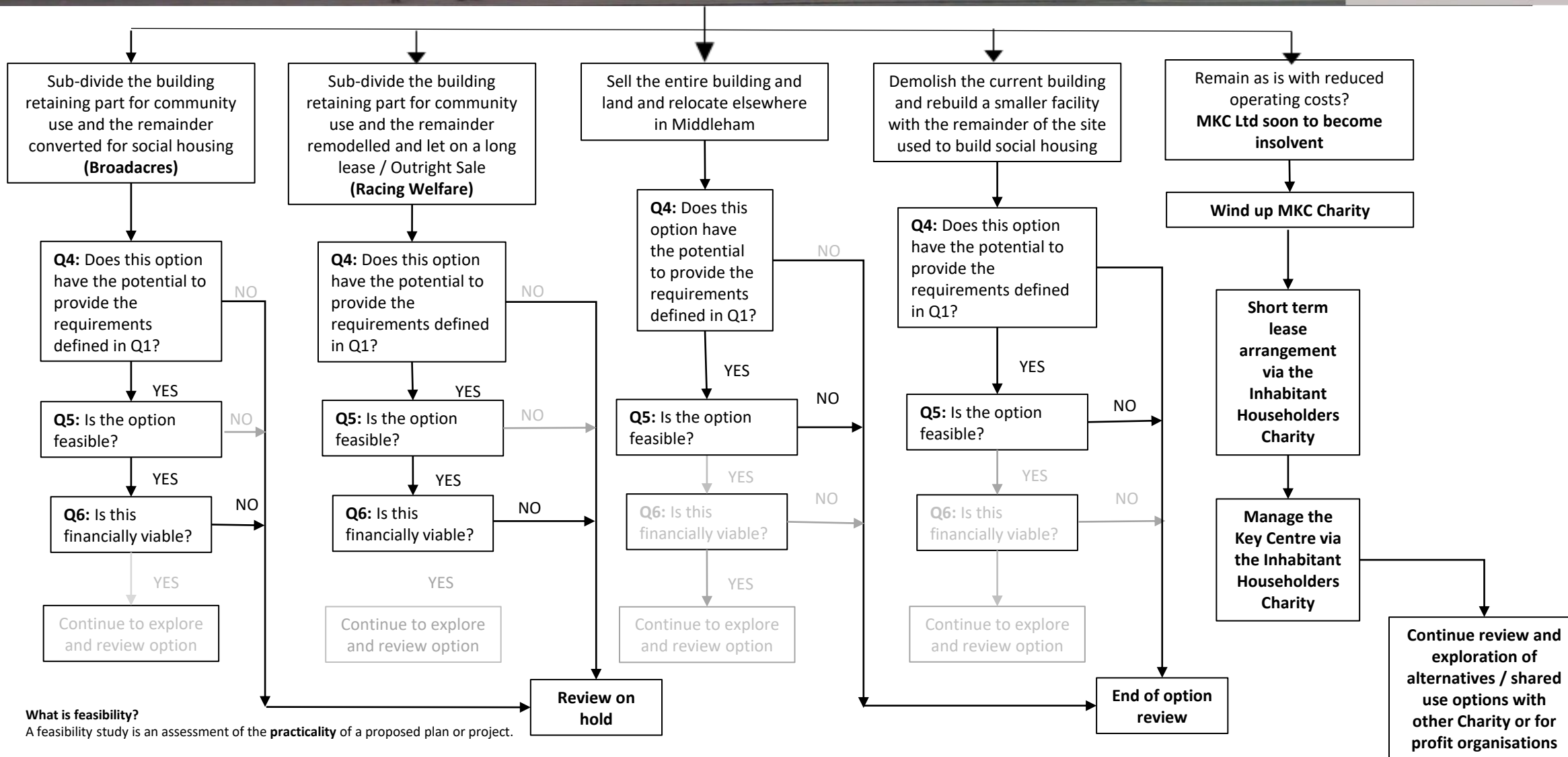
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MKC Operational Review: MKC Ltd & IH Charitable Objects



Charitable Objects:



CHARITY COMMISSION
FOR ENGLAND AND WALES

English Cymraeg

[Log in to online service](#)

About the register of charities > Search results

MIDDLEHAM KEY CENTRE LIMITED

Charity number: 1071636



Charity reporting is up to date (on time)

[Charity overview](#)

[What, who, how, where](#)

[Governance](#)

[Trustees](#)

[Financial history](#)

[Accounts and annual returns](#)

[Governing document](#)

[Contact information](#)

Governing document

Details of the type of governing document the charity has and when it was established. It is not the full text of the charity's governing document.

MEMORANDUM AND ARTICLES OF ASSOCIATION INCORPORATED 2 JULY 1996 AS AMENDED BY SPECIAL RESOLUTION 29 JUNE 1998. CERTIFICATE OF INCORPORATION UPON CHANGE OF NAME DATED 18 AUGUST 1998, SPECIAL RESOLUTION DATED 16 DECEMBER 2003

Charitable objects

TO PROMOTE THE BENEFIT OF THE INHABITANTS LIVING AND/OR WORKING WITHIN THE AREAS COVERED BY THE ELECTORAL WARDS OF LEYBURN, UREDALE, BURTON MANOR, MIDDLEHAM AND COVERDALE, AND THE SURROUNDING AREAS IN NORTH YORKSHIRE, IN PARTICULAR BY THE PROVISION OF EDUCATION AND TRAINING, THE RELIEF OF POVERTY, OLD AGE AND SICKNESS, AND THE PROVISION OF RECREATIONAL AND OTHER LEISURE TIME OCCUPATIONS WITH A VIEW TO IMPROVING THE CONDITIONS OF LIFE OF THE SAID...



CHARITY COMMISSION
FOR ENGLAND AND WALES

English Cymraeg

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About the register of charities > Search results

Search

CHARITY FOR THE BENEFIT OF INHABITANT HOUSEHOLDERS OF PARISH OF MIDDLEHAM

Charity number: 506048



Charity reporting is up to date (35 days late)

[Charity overview](#)

[What, who, how, where](#)

[Governance](#)

[Trustees](#)

[Financial history](#)

[Accounts and annual returns](#)

[Governing document](#)

[Contact information](#)

Trustees are the people responsible for controlling the work, management and administration of the charity on behalf of its beneficiaries. Generally trustees are treasurer, chair, board member etc. The trustees are responsible for keeping this list up to date and can do this by updating their details as they happen through the [online service](#)

1 Trustee(s)

Name	Role	Date of appointment	Other trusteeships	Reporting status of other trusteeships
MIDDLEHAM TOWN COUNCIL	Trustee	21 February 1977	None on record	

MKC Operational Review: MKC Ltd Memorandum of Association



Powers of Middleham Key Centre Ltd Trustees

We art/2

5

The income and property of the Charity shall be applied solely towards the promotion of

Powers of Trustees

27 Subject to the provisions of the Act, the memorandum and the articles and to any directions given by special resolution, the business of the Charity shall be managed by the trustees who may exercise all the powers of the Charity. No alteration of the memorandum or the articles and no such direction shall invalidate any prior act of the trustees which would have been valid if that alteration had not been made or that direction had not been given. The powers given by this article shall not be limited by any special power given to the trustees by the articles and a meeting of trustees at which a quorum is present may exercise all the powers exercisable by the trustees.

dissolution and if that cannot be done then to some other charitable object.



1. Sub-divide the building retaining part for community use and the remainder converted for social housing (Broadacres)



2. Sub-divide the building retaining part for community use and the remainder remodelled and let on a long lease (Racing Welfare)



3. Sell the entire building and land



4. Continue with the current model – already proven that the current operational model (MKC Ltd) is not financially viable as a long-term solution despite best efforts to reduce operating costs



4.a) In the short to medium term implement a revised operational model via IH



5. Demolish the current building and rebuild a smaller community hall with the remainder of the site used to build social housing



Questions?