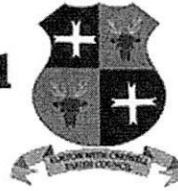


Elmton with Creswell Parish Council



Wednesday 4th March 2026

To: Elmton with Creswell Parish Councillors

Pursuant to Schedule 12 of the Local Government Act 1972, you are hereby summoned to the Extra Ordinary meeting of Elmton with Creswell Parish Council to be held at 10:00am on Friday 13th March 2026 at the Cavendish Room, Events Centre, Elmton Road, Creswell.

Amanda Davis - Chair of Elmton with Creswell Parish Council

Kimberley Walker - Clerk to the Council

Extra-Ordinary Meeting of Elmton with Creswell Parish Council

AGENDA

ECPC – 113/25: To receive Apologies for Absence.

ECPC – 114/25: To receive any Declarations of Interest from members.

Members are requested to declare the existence and nature of any disclosable pecuniary interests and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting as the appropriate time, or to request a dispensation. Please note that appropriate forms should be completed prior to the commencement of the meeting.

ECPC – 115/25: Recording and filming of Council and Committee Meetings.

The right to record, film and to broadcast meetings of the council and committees is established following the Local Government Audit and Accountability Act 2014. This is in addition to the rights of the press and public to attend such meetings. Meetings or parts of the meetings from which the press and public are excluded may not be filmed or recorded. Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner.

For the purpose of taking minutes The Clerk will record the meeting audibly and delete the files once the draft minutes have been produced.

ECPC – 116/25: Public Participation.

- a) Pursuant to Standing Orders and the Public Participation Protocol, Members of the Public shall have a period of 30 minutes (total) to speak at the meeting in relation to items on the agenda. A Member of the Public shall not speak for more than five minutes.

ECCP – 117/25: To consider any items which should be taken in exclusion of the press and public.

If the Council decides to exclude the press and public it will be necessary to pass a resolution in the following terms: "That in view of the confidential nature of the business about to be transacted to consider a resolution to exclude the Press and Public from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 196., s1, in order to discuss the term.2 A reason must be stated.

ECPC – 118/25: To receive a report on the lease hire for the Youth Hub.

Report of RFO

Creswell Youth Centre, Licence to Occupy

Background

Elmton with Creswell Parish Council agreed a 75-year lease on Creswell Youth Centre in 2022 from Welbeck estates Ltd. In 2025 the council agreed to apply to Welbeck Estates Ltd to vary the lease to allow the building to be sublet under licence. This was agreed and a variation of lease was issued with a caveat that any income over £10,000 is declared to Welbeck Estates Ltd and a 10% levy be applied. Currently the council pays a rental of £1,189 (ex vat) per annum.

The building has been largely unoccupied since it came into the management of the parish council. Currently the building costs the council **£13,939** in general running costs.

Proposal from Landmarks Specialist College

In December 2025 the council was approached by the charity Landmarks Specialist College to occupy the youth centre in order to undertake various educational and youth activities with their students and the wider community.

The RFO and Clerk were asked by full council (January 2026) to negotiate an agreement with Landmarks on behalf of the council.

It is proposed that Landmarks occupy the youth centre, under licence, from 1st April 2026 for the annual sum of **£7,500** (ex vat). They will also take responsibility to pay the utilities and business rates on the building, the council will retain responsibility for maintenance of the building' structure (as per main lease with WE Ltd). This includes heating, lighting and the alarm systems.

Landmarks will have sole occupancy with the parish council.

The licence is for an initial 12 months with a 12 month notice period for both parties to enable stability, the licence will roll after the 12-month anniversary.

There is scope for a rental review annually with a cap at 3%.

This agreement will mean that instead of the youth centre having a negative cost of £13, 939 it will mean a surplus of **£4,311**. This is calculated by a rental income of £7,500 minus rent to WE Ltd of £1,189 and allowing £2,000 for maintenance costs.

It is the recommendation of the RFO that the council approves to the licence terms and give permission for the Proper Officer to counter sign the licence.

James Palmer

RFO

4th March 2026