

<b>Report on</b>	Castlecaulfield Horticultural Society's request to rent part of Castlecaulfield Pavilion with a view to long term lease.
<b>Reporting Officer</b>	Liam Glavin
<b>Contact Officer</b>	Liam Glavin

<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To consider Castlecaulfield Horticultural Society's request to short-term rent part of Castlecaulfield Pavilion with a view to a long term lease.
<b>2.0</b>	<b>Background</b>
2.1	Castlecaulfield Horticultural Society (CHS) have requested that Council consider renting the Main Hall, Meeting Room and Kitchen on a short term rental initially and for Council and CHS to explore the possibility of a 25 year lease on the premises.
2.2	CHS was set up in the early 1950s around the hosting of an annual show Although the show and the activities of the Society continued for many years there was a decline during the 'Troubles' and the show was no longer held in the village. Thankfully the show and CHS has been reborn and the Annual Show has now become a major event once again in the village and indeed throughout Northern Ireland. The Society have gratefully acknowledged the help and support of local people in continuing its work and not least the significant assistance from Mid Ulster District Council
2.3	In 2010 the society was approached by a local councillor to enter the village in the Ulster In bloom competition in which it came a respectable 3rd place and has since won 1st place from 2015 on, building on the civic pride that was generated by entering these competitions the village went on to win Britain in Bloom 2016 and the International in Bloom finals in Canada 2017 also the "Amenity Council Best Kept Awards in 2016 and 2017, "Sustainable Village of the Year 2017" and "Cleaner and Greener Award 2017". Over the last eight years the community involvement and the civic pride engendered has been remarkable.
2.4	CHS also host the largest horticultural show in Northern Ireland with over 5,000 people taking part at Parkanaur. CHS also have a community project of a walled garden with allotments and polytunnels where they encourage growing of food and a safe place for people to come and relax and just enjoy the surroundings. They work with both the local schools and the local community, have their own

2.5	<p>eco-buddie youth group who meet at the walled garden every Saturday and carry out various eco projects for the village.</p> <p>Being the strongest group in the village with 40 members and up on 100 volunteers CHS run various talks and information nights on all kinds of subjects, promoting health and well-being and address other social needs. The group is well established in the village and is recognised regionally, nationally and internationally for the work they do in the community. CHS received the (QAVS) Queens Award for Voluntary Service in 2017 (BME), the highest award given to a voluntary group in the UK. CHS has changed over last few years from being a cross community show committee to being a cross community volunteer group promoting projects to protect the environment, biodiversity and health and well-being.</p>
2.6	<p>CHS have found that they are struggling to find suitable venues for all their activities and see the Council-owned building in Castlecaulfield as a suitable base.</p>
<b>3.0</b>	<b>Main Report</b>
3.1	<p>CHS would like to start off with a one year rental agreement for use of parts of the pavilion starting as soon as possible, with the intention of increasing this to a 25 year lease which would help CHS with funding for their future projects at the pavilion.</p>
3.2	<p>In the short term CHS intend to use the pavilion for workshops in horticulture and other events i.e. keep fit classes, promotion of health and well-being, pottery workshops, information nights etc. Their medium-term plans are to make the Pavilion a social hub that they have identified is required by all the groups in the village. They also have identified that a tea /coffee shop drop-in centre is also required as there is nowhere for the residents and families attending the play park to go. They would intend to set up a social enterprise coffee shop to address this need. Their longer term plan is to organise and run a farmers market selling locally grown food and produce to the general public and to bring our horticultural show back to the village and to promote the history of the village with a walk-in museum historical tour of the historical buildings.</p>
3.3	<p>At present the pavilion is not widely used apart from the changing rooms for a few matches per annum on the grass pitch. CHS will not require use of the Changing Rooms or sole use of the toilets. These would still be available for use by the community and sports clubs.</p>
3.4	<p>It is proposed that Officers explore the CHS proposals by talking with other user groups to ascertain if there are any other interested parties. It is also proposed that Land and Property Services be asked to value the market rent on the property. In the meantime it is proposed that Council rent the property to CHS on a short term basis at previously agreed rental rates.</p>
<b>4.0</b>	<b>Other Considerations</b>
4.1	<p><b><u>Financial &amp; Human Resources Implications</u></b></p> <p>Financial:</p>

	Human: N/A
<b>4.2</b>	<b><u>Equality and Good Relations Implications</u></b>  N/A
<b>4.3</b>	<b><u>Risk Management Implications</u></b>  N/A
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	That Officers recommend to Policy and Resources Committee that the CHS proposals are considered by discussing with other user groups to ascertain if there are any other interested parties and that Land and Property Services be asked to value the market rent on the property. That Council rent parts of the property to Castlecaulfield Horticultural Society on a short –term rental basis in the meantime.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	None.