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| **Meeting Type**: Full Council | **Agenda Item: 15** |
| **Date of Meeting:** 12th Feb 2025 |  |
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| **OAKHAM TOWN COUNCIL** |
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| **Report Author:** Cllr Ainsley | **Subject:** Victoria Hall |
| **Title:**  |
| **Strategic Aims:** Protect the longer-term future of Victoria Hall as a community asset |
| **Details:**Productive discussions have taken place with Victoria Hall regarding the boiler replacement and office accommodation. What follows is a summary of the updates:1. **Boiler Replacement:**
* Victoria Hall (VH) has gone out to tender for boiler replacement quotations, as the current boiler has been condemned.
* VH has a small grant (£5,000) to cover part of the costs, estimated at £23,000.
* Oakham Town Council (OTC) has secured written confirmation from Rutland County Council (RCC) that the remaining £18,000 can be paid from the Community Infrastructure Levy (CIL) funds.
1. ***Office Accommodation:***
* VH has proposed providing suitable office accommodation, approximately 7m x 6m, at a rental rate of around £8,500 per annum, inclusive of utilities, subject to contract.
* The proposed rental includes priority access to a larger meeting room to serve as the council chamber for OTC meetings.
* Moving back to Victoria Hall will bring OTC back into the "heart of the town" and result in cost savings. The current rent is £11,000 per annum, plus additional costs for electricity and heating.
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| **Proposal:**1. **Replacement Boiler Funding**:Council resolves that council is willing to cover the costs of a replacement boiler with the following conditions:
	1. Final approval must be granted at a future council meeting once suitable tenders are received, and costs are fixed.
	2. A suitable agreement must be drafted and signed by both parties to ensure proper use and protection of the public funds.
	3. The chosen contractors will be paid directly by OTC.
2. **Relocation to Victoria Hall**:OTC agrees in principle to move back into Victoria Hall for at least 5 years, given that a suitable lease agreement is in place.
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For completion by the office

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| *Budget Header:* | CIL |
| *Proposed Expenditure* | *£18,000* | *Initial Budget* |  | *Unbilled Expenditure* |  |
| *Budget Remaining* |  | *Time Sensitive (Y/N)* |  | *Expiry Date* |  |