

Application for rent discount under the council's property lettings and disposals to the third sector, voluntary and community groups' policy

Assessment carried out on 26 July 2013 by:

- Des Knight – Finance
- Richard Gibson – Strategy and Engagement
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Name of Organisation:	Gardens Gallery Community Interest Company
Is this a third sector, voluntary or community group?	Yes
Does the organisation have a paying membership?	No
Name /address of property	The Gardens Gallery Montpellier Gardens Cheltenham
Current Rent	£3,500; currently covered by matching grant

Based on their Business Plan, what contribution does this organisation make to the Council's Corporate Strategy and/or Cheltenham's Sustainable Community Strategy?	Which objectives does the Organisation significantly contribute towards? (Tick and give reasons where appropriate)	Does the business plan show how these activities are sustainable?	% subsidy awarded
Objective 1: Enhancing & protecting our environment (includes investing in environmental quality, investing in travel and transport and promoting sustainable living)	Yes – The Gardens Gallery is making a good contribution to the quality of the environment; in January 2013, the Gallery completed an Energy Reduction Project with the aim of decreasing the building's carbon footprint by reducing the electricity consumption by 50%. In addition, having the Gardens Gallery as tenant in the building has helped create a safer park by providing activities, footfall and overlooking the area within Montpellier Gardens.	Yes, whilst not having significant reserves, the Gardens Gallery has means to generate income from the hire of the gallery space which is charged at the rate of £250/week except in the case of hire by students and charities which have a 50% discount.	20%
Objective 2: Strengthening our economy	Yes – The Gardens Gallery make a contribution to the economic well-being of the town through promoting the value of arts and culture and being a tourist destination in its own right.	as above	20%
Objective 3: Strengthening our communities (includes promoting community safety, promoting housing choice, building healthier communities and supporting older people)	Yes – The Gardens Gallery is required to provide exclusive use of the building to the Borough Council, without charge, for 4 weeks/year. During these weeks the Cheltenham Art Gallery and Museum	as above	20%

	organise children, family, education and learning events in the gallery as part of their Community Outreach programme. In addition the Gallery offers a 50% discount on the hire fee to local charities which hold exhibitions at the gallery in aid of their cause		
Objective 4: Enhancing the provision of arts and culture	Yes – The Gardens Gallery host around 40 exhibitions/year involving between 100-150 artists/year and the shows are currently being visited by 28,000 members of the public/year including 3,000 school aged children.	as above	20%
Objective 5: A focus on children and young people i.e. where One or all of the following outcomes for children and young people are met: -Be healthy -Stay safe -Enjoy & Achieve -Making a positive contribution - Achieving economic well-being	Yes – The Gardens Gallery hosts children’s art workshops which are arranged by Cheltenham Art Gallery and Museum for several of the weeks they use the gallery each year as part of their Community Outreach programme. Arrangements are also made for students at the University of Gloucestershire to have work experience opportunities at the gallery as part of their professional development during the period September – Easter each year.	as above	20%

State Aid avoidance checklist:	
Is the proposed tenant a not for profit organisation?	Yes
Is the use of the building for a community purpose?	Yes
Are the activities carried out by the organisation of local interest only?	Yes

Recommendation:

That Gardens Gallery Community Interest Company, be awarded a 100% rental discount on the Gardens Gallery property in Montpellier Gardens