

## **CCA Report for CPC AGM of 15<sup>th</sup> May 2025**

This is for the information of new councillors, both county and parish.

In 2018 NCC offered the former Cornhill first school to CPC as a Community Asset Transfer. Although the school was opened as late as 1993, it was closed in 2011 and had become derelict and severely vandalised.

The Asset Transfer was therefore in the category of “more difficult” and it took until 2021 until the transfer of the freehold finally took place.

Cornhill Community Action is a registered charity set up in 2021 from an earlier informal group of the same name, to bring specialist abilities to focus on the future of the building and the adjacent field of almost one hectare. Importantly, the charity has the ability to obtain and apply grant money.

Over time, responsibilities divided so that the grounds, registered initially as a public open space with a view to becoming in due course, Cornhill Village Green, are ultimately the responsibility of CPC. The charity holds the building on a self-perpetuating peppercorn rent and is responsible for maintenance and letting. At a cost of about £80,000 of grants, the former school now comprises excellent premises for 6 start-up businesses, all of which offer benefits of various kinds to the community.

It had been anticipated that units would be let at a rate of 2 units a year for 3 years, but in practice they were all let almost immediately, which made for problems in terms of cash flow, trying to prepare all 6 units at once. However, we succeeded. Further enquiries are received regularly and if we had more units to let, we could do so immediately.

As the charity enters its 3<sup>rd</sup> year of operation, we are able to put these, as a former prime minister said, “little local difficulties” behind us, and we go forward on a stable projection. We have a group of lovely people as tenants, who work together and make a little community in their own right.

In the year now ending we have been able to assist the Parish Council by a contribution to the grass-cutting and expect to do more in future.

As regards our people here, Joanne is the trustee of CCA representing CPC. Elizabeth is a trustee and our chief administrator and I am the chair.

*M.R. Devon*  
*15 May 2025*