

Future of New Mills & District Volunteer Centre (NMDVC)



33–35 Union Road is a freehold building owned by New Mills Town Council (NMTC). It is currently leased to New Mills and District Volunteer Centre (NMDVC). That lease ends in 2027. NMDVC has asked the Council to consider what will happen with the building after the lease ends.

What does the Council want from you?

Because the building belongs to the community through the Council, residents are being asked for their views. Both options involve the Council “disposing of” the property – this means either selling it or leasing it long-term. And because NMTC recognises the public benefit of NMDVC both options would be at little or no cost to the centre. **

The Two Options

Option 1: Transfer of the Freehold to NMDVC at nil cost (Disposal at less than best consideration)

- Removes the building from NMTC ownership.
- Transfers the building at below market value.
- Allows NMDVC to use the property as they deem best for the charitable purpose, including sale of the property.

Option 2: Provide a Long Lease to NMDVC (Disposal by lease) of 125 years at the peppercorn rent of £1 per annum

- Ownership of the building would be retained by NMTC whilst providing long term security for NMDVC

Why is this being considered?

In 2002, at the request of NMDVC, NMTC bought the building using a loan from the Public Works Loan Board because NMDVC couldn't get a mortgage at the time.

NMTC and NMDVC entered into a 25 year lease agreement that covered the repayment costs. The Council also provided a letter with the lease that stated, *'at the end of the 25 year term the Council will use its best endeavours to procure the transfer of the premises at nominal consideration or the grant of a lengthy lease at a notional or peppercorn rent.'*

Since moving in, NMDVC have:

- Repaid the loan for buying the property.
- Funded building improvements (through grants, donations, and fundraising).
- Paid for all ongoing maintenance and running costs.
- Made the building accessible, safe, and suitable for community use.

NMDVC provides a range of services that promote social inclusion and community wellbeing including:

- Coordinating and connecting volunteers
- Helping vulnerable residents

- Providing community transport
- Running wellbeing activities

These activities also support jobs in the local voluntary sector, help people move into paid work, reduce pressure on local services and provide access to services locally.

**When the Council makes a decision like this, it must make sure everyone is treated fairly, that all groups are included, and that no one is disadvantaged. You can read more about how we did this in our [Equality and Impact Assessment Document](#).