

**CHIGWELL PARISH COUNCIL
OFFICERS REPORT TO FULL COUNCIL**

Meeting Date: 30 April 2026

Subject: Disposal of Snooker Tables at the Community Hub and Allocation of Proceeds

1. Purpose of Report

The purpose of this report is to seek Full Council approval for the disposal of two full-size snooker tables located within the Community Hub and to approve the allocation of the proceeds of sale to Limes Farm Community Group for reinvestment in community purposes.

2. Background

Chigwell Parish Council is the freehold owner of the Community Hub building. Several years ago, the premises were operated as a Working Men's Club. When the club ceased operating and vacated the building, significant unpaid utility and associated liabilities were left outstanding, in excess of £12,000.

At that time, the Council retained various items left within the building, including two full-size snooker tables, in lieu of the unpaid debts. The former users have not returned, and no competing ownership claims have been made for several years. The Council is satisfied that it holds good title to these items.

The Community Hub is currently used by Limes Farm Community Group under an existing agreement to deliver services and activities for local residents. The snooker tables are used only occasionally for community evening events.

The Council is now planning an internal redevelopment of the Community Hub to improve space utilisation and functionality for wider community benefit. The size and fixed nature of the snooker tables restrict the ability to reconfigure the internal layout effectively.

Discussions have taken place with the Limes Farm Community Group's Community Champion, who has acknowledged that the full-size snooker tables are not ideal for the space and that smaller, moveable alternatives would be preferable.

3. Assessment

The removal of the snooker tables is necessary to enable the Council to progress with design work, tender preparation, and planned building works later in the year.

The Council has the power to dispose of its assets, including chattels, provided best consideration reasonably obtainable is achieved. The proposed approach is to sell the snooker tables using an appropriate and proportionate method to secure a reasonable market value.

It is proposed that the net proceeds of sale (after reasonable sale and removal costs) be transferred to Limes Farm Community Group. The Group is in the process of becoming a registered charity and operates from the Community Hub to deliver services that promote social wellbeing within the parish. The proceeds would be reinvested for community benefit, including the potential purchase of more suitable recreational equipment.

The value of the items involved is modest and well below the statutory threshold applicable to disposals at less than full market value. The proposed allocation of proceeds is consistent with the Council's duty to promote social wellbeing and represents an appropriate use of assets for community benefit.

A draft agreement has been prepared to formalise the arrangements between the Council and Limes Farm Community Group, subject to Full Council approval.

4. Recommendation

It is recommended that Full Council:

1. Approves the sale of the two full-size snooker tables located within the Community Hub.
2. Approves the allocation of the net proceeds of sale to Limes Farm Community Group for reinvestment into community use.
3. Approves the draft agreement (attached) between Chigwell Parish Council and Limes Farm Community Group.
4. Delegates authority to the Clerk to take all necessary steps to implement the decision.

Prepared by: **Jason Selvarajah** MSc
Clerk & Proper Officer
Chigwell Parish Council

Draft Agreement

Sale of Snooker Tables and Allocation of Proceeds

Parties

This Agreement is made between:

Chigwell Parish Council

of Hainault Road, Chigwell Essex IG7 6QZ
("the Council")

and

Limes Farm Community Group

of to be advised

("the Community Group")

which is in the process of becoming a registered charity (charity number to be confirmed).

Background

The Council is the owner of the Community Hub building and permits the Community Group to use the premises under an existing agreement for the delivery of community services.

Two full-size snooker tables ("the Items") are currently located within the Community Hub. These items historically formed part of a former Working Men's Club which vacated the premises leaving outstanding utility debts more than £12,000.

The Council retained the Items in lieu of unpaid liabilities and is satisfied that it holds good title to them.

The Council intends to redevelop the interior of the Community Hub in order to make better use of space and deliver improved facilities for the community. To enable this, the Items need to be removed.

The Items are used only occasionally for community evening events. Following discussions with the Community Group's Community Champion, it has been acknowledged that the size of the Items is not ideal and that a smaller, moveable pool table would be more suitable.

The Council is content for the Items to be sold and for the proceeds to be transferred to the Community Group to support its charitable objectives.

Agreement

Sale of Items

The Council agrees that the Items may be sold for the best reasonably obtainable market price.

The sale method shall be agreed between the parties and may include private sale, auction, or specialist resale.

Proceeds of Sale

All net proceeds arising from the sale of the Items (after reasonable costs directly associated with sale and removal) shall be paid in full to the Community Group.

The proceeds shall be used solely for community benefit purposes, including but not limited to the purchase of suitable replacement recreational equipment.

Payment of proceeds shall be made once Limes Farm Community Group's charity registration is confirmed, or as otherwise agreed in writing by both parties.

Removal of Items

The Items shall be removed from the Community Hub as soon as reasonably practicable following sale.

Removal arrangements shall be coordinated to avoid disruption to Community Hub activities and to ensure health and safety requirements are met.

Any damage caused during removal shall be made good by the responsible party.

Redevelopment Programme

The parties acknowledge that removal of the Items is required to enable the Council to commence preparations for design, tender, and building works later in the year.

Nothing in this Agreement creates any obligation on the Council to provide replacement equipment, accommodation, or facilities beyond those already agreed separately.

Legal Status

This Agreement does not vary or replace any existing licence, lease, or usage agreement between the parties unless expressly stated.

This Agreement is not intended to create a partnership or agency relationship.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

Approval

This draft Agreement is subject to approval by Chigwell Parish Council (Full Council).

Signatures

For Chigwell Parish Council

Name: _____

Role: _____

Date: _____

For Limes Farm Community Group

Name: _____

Role: _____

Date: _____