

REPORT TO COUNCIL

DATE OF MEETING: 13TH JANUARY 2015

**SUBJECT OF REPORT: THE WINTER GARDENS AND WESTON COLLEGE'S
LAW & PROFESSIONAL SERVICES CENTRE PROJECT**

TOWN OR PARISH: ALL

**OFFICER/MEMBER PRESENTING: CLLR LAKE, EXECUTIVE MEMBER FOR
FINANCE, HUMAN RESOURCES & ASSET MANAGEMENT**

KEY DECISION: N/A

RECOMMENDATIONS

That Council approves the recommendation from the Executive meeting of the 9th December 2015.

1. SUMMARY OF REPORT

- 1.1 This is a supplemental report to a report considered by the Executive at its meeting of the 9th December 2014 which set out proposals for the transfer of the Winter Gardens to Weston College as part of the Council's continued support and match funding for the College's delivery of a Law & Professional Services Centre as a first stage in securing in the Town Centre a Higher Education Campus that is part of a wider regeneration programme to sustain its vitality and to strengthen its economic base as part of the emerging Council strategy.
- 1.2 The Executive recommended as follows:
 - 1.2.1 that the freehold interest in the Winter Gardens, Weston-super-Mare, be transferred to Weston College on the terms and conditions detailed within the report, with final approval of the details being delegated to the Executive Member for Finance, Human Resources and Asset Management, in consultation with the Section 151 Officer;
 - 1.2.2 that the transfer be approved as set out in paragraph 3.4.1 of the report, and the views of Members be sought on community access provision as outlined in paragraph 3.4.4;
 - 1.2.3 that the consultation programme for the development of the Weston-super-Mare Town Centre Supplementary Planning Document be endorsed, including the future vision as outlined in the report; and
 - 1.2.4 that the development of a Higher Education Centre in partnership with Weston College and partner organisations be noted.

2 POLICY

- 2.1 The report to Executive on 9th December 2014 (which is appended to this report as Appendix 1) set out all the relevant policy implications and should be read in conjunction with this report.

3 DETAILS

- 3.1 The report to Executive on 9th December 2014 set out details of the Skills Capital Bid submitted by Weston College to the West of England LEP for the creation of a Law & Professional Services Centre within the town and explained the rationale behind the selection of the Winter Gardens as the preferred location.
- 3.2 Further work has been undertaken since the Executive meeting with the following updates now being available:

3.2.1 Winter Gardens Transfer

As previously outlined, whilst there has been further discussion regarding the method of transfer i.e. long leasehold or freehold transfer, the proposal is still that the freehold interest transfer to the College for a nominal £1 with a scheduled transfer date by September 2015. The College has indicated that its long term investment strategy, including further capital investment and running costs, is based on a freehold interest and has sought to work closely with the Council to secure within a freehold transfer appropriate interests that the Council may wish to retain. In addition a freehold transfer ensures that all aspects of ongoing liabilities are borne by the college and that the whole of the building is brought up to current standards and good repair as part of the initial investment to host the Centre. Finally, given the significant level of funding sought from the LEP a freehold transfer demonstrates an unequivocal commitment from the Council to support the College's bid to host the Academy and to longer term regeneration and growth of the town.

Notwithstanding the freehold transfer, legal advice confirms that suitable mechanisms can be put in place through restrictive covenants, pre-emption rights in favour of the Council, clawback arrangements and positive covenants all of which will protect not only continued educational use of the property but will protect a level of community use/access. Restrictive covenants would limit the future uses to which the site might be put, whilst positive covenants (which can run with the site by way of a chain of covenants by successive owners) would require certain uses (the community uses) to be made available. Pre-emption and clawback would ensure the provision for the future of the site in the event it was no longer needed or used by the College for the intended educational and community purposes.

It is proposed that agreement on the final details of the transfer agreement is delegated to the Executive Member for Asset Management in conjunction with the S151 Officer.

3.2.2 LEP Funding

The College's funding bid to the LEP was submitted on the 28th October 2014 and was considered by the LEP's Investment Board on the 12th December 2014 and will now go forward for consideration by the Strategic Leaders Board with the following recommendation:

"The Investment Board recommended approval and a contribution of up to £14.9m subject to clarification of ability to match fund, and further work being undertaken to firm up the proposal and address issues raised by the investment Board. Should these not be met a further report to be presented to the Investment Board".

An update will be provided to Council following the Strategic Leaders Board meeting.

The transfer of the Winter Gardens asset will be subject to the College being successful in receiving sufficient funds from their LEP bid to deliver all phases of their proposed works to the Winter Gardens, receipt of planning permissions for all phases and will be subject to conditions that the full works are delivered within an agreed timescale. It is currently proposed that the transfer would not take place until September 2015 although an Agreement to Transfer would need to be in place early in 2015 to secure funding and provide the College with the certainty required for it to progress the detailed design and planning work for the proposed works.

3.2.3 Community Access/Use and Regeneration

The Council will have the benefit of restrictive and positive covenants in the Transfer secured by way of a restriction on the title and a direct Deed of Covenant mechanism restricting and requiring the use of the Property to education and community purposes with other ancillary uses including the provision of catering and food and drink use.

Furthermore it is intended to secure through the transfer agreement a suitable mechanism whereby communities will be able to secure the use of the facilities to host events that are proportionate to the utilisation of the building primarily for education purposes and that this be ascertained through a programme of community engagement and reviews.

Since the Executive meeting of the 9th December 2014 Members have been invited to submit their views on the future operation of any community provision. The proposed mechanism can be summarised as follows:

- A Community Board will be set up to oversee the community access and use aspects of the building.
- The Board will review both the type of uses and the level of usage and be able to make recommendations to the Governing Body.
- It is proposed that the minimum level of usage to be made available is set, at the level which has been achieved via the Parkwood arrangements. Thereafter the Community Board, will monitor and benchmark the usage and make recommendation to the Governing Body.
- The current anticipated usage under the Parkwood contract is given in Appendix 2.

- The objective is to ensure that the Centre and its associated facilities are made available to showcase a range of community events and activities including the following:
 - Young Enterprise programme
 - A family learning programme
 - Support for local festivals – arts, food, music
 - Charity and local events – award ceremonies, weddings,
- In addition there would be access to meeting rooms both at the Law & Professional Services Centre and the Hans Price buildings and there would also be public access maintained to the entrance and reception areas including a new sea front access.

This will provide significantly greater safeguards for future community use and access than is contained in the current contract with Parkwood Leisure. In addition to community uses the legal agreement would also secure a joint approach to promoting a Higher Education centre that underpins the regeneration and growth ambitions captured in the emerging vision.

3.2.4 Ongoing Issues

Officers have continued to work on a number of issues arising from the recommendation to transfer the property to the College including:

- The transfer of building to take place on 31 August 2015
- The College to make provision for community access and uses from 1 September 2015 including the setting up of a Board as suggested in 3.2.3.
- The impact of the phased building refurbishment programme to be managed by the College beyond September 2015.
- Negotiating variation of the current Parkwood arrangement to remove the Winter Gardens whilst continuing the arrangements regarding the Playhouse
- Addressing procurement and state aid requirements; given that the council has not previously promoted redevelopment of the site and the proposals have been developed by the College and will be undertaken at its risk the council will not be procuring works. Further the College will be undertaking an EU compliant procurement process for the works. State aid rules provide for the EC to be able to require the recipient of any unauthorised state aid to repay it. The College are therefore taking advice as to any implications of these rules.

4 CONSULTATION

Consultation and engagement on the Town Centre Vision and Strategy is ongoing as set out in the report to the Executive on 9 December 2014. This will include more specific consultation on the Law and Professional services academy as part of planning application for works at the Winter Gardens.

In addition as set out and recommended in the Executive report of 9 December members have also been invited to provide their views on future community use and access and a verbal update on the responses will be given at the meeting.

5 FINANCIAL IMPLICATIONS

The College's bid for LEP funding requires match funding which is proposed to be met from the "Asset Value" of the Winter Gardens property

6 RISK MANAGEMENT

See the Executive report of the 9th December 2014

7 EQUALITY IMPLICATIONS

See the Executive report of the 9th December 2014

8 CORPORATE IMPLICATIONS

See the Executive report of the 9th December 2014

9 OPTIONS CONSIDERED

At this stage in the process the Council has the option to decline the opportunity to continue to work with Weston College to bring forward investment in Higher and Further Education to North Somerset and in particular to Weston-super-Mare through the release of the Winter Gardens. This has continued to be discounted given the range of benefits to the future vitality and sustainability of the town centre.

The overall vision for the town centre together with the scale and ambition of the skills and learning development was a significant determinant in the initial consideration of suitable locations. It is clear that while any site within the town centre by its very nature will be challenging to deliver it was felt that the Winter Gardens offered a unique opportunity in terms of boosting the regeneration effects, its potential to host a mix of uses centred around learning and skills while contributing towards the wider social, retail and employment activities in the town centre and its proximity to the current Knightstone Campus environs offered a clear and distinct advantage.

Freehold and leasehold options for the transfer have been considered, including long leasehold but a freehold transfer most suits the College's preferred delivery and, therefore, is recommended although officers will continue to work on the finer details. In addition, there have been no other alternative options identified to date relating to regenerative or profitable usage of the Winter Gardens.

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BACKGROUND PAPERS

- Weston-super-mare Town Centre Supplementary Planning Scoping Document (Dec 2014)

North Somerset Council

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REPORT TO THE EXECUTIVE

DATE OF MEETING: 9TH DECEMBER 2014

**SUBJECT OF REPORT: THE WINTER GARDENS AND WESTON COLLEGE'S
LAW & PROFESSIONAL SERVICES CENTRE PROJECT**

TOWN OR PARISH: ALL

**OFFICER/MEMBER PRESENTING: CLLR LAKE, EXECUTIVE MEMBER FOR
FINANCE, HUMAN RESOURCES & ASSET MANAGEMENT**

KEY DECISION: YES

RECOMMENDATIONS

That the Executive recommends to Council:

1. That the freehold interest in the Winter Gardens, WsM, be transferred to Weston College on the terms and conditions detailed within this report with final details being delegated for approval to the Executive Member for Finance, Human Resources and Asset Management in conjunction with the Section 151 Officer.
2. To approve the transfer as set out in paragraph 3.4.1 and to seek the views of Members on community access provision as outlined in paragraph 3.4.4.
3. That members endorse the consultation programme for the development of the Weston-super-Mare Town Centre Supplementary Planning Document including the future vision as outlined in this report.
4. To note the development of a Higher Education Centre in partnership with Weston College and partner organisations.

2. SUMMARY OF REPORT

- 9.1 This report outlines the proposed details for the transfer of the Winter Gardens to Weston College as part of the Council's continued support and match funding for the College's delivery of a Law & Professional Services Centre. This is a first stage in securing in the Town Centre, a Higher Education Campus that is part of a wider regeneration programme to sustain its vitality and to strengthen its economic base as part of the emerging Council strategy.

- 9.2 The overall bid that has been submitted by the College seeks to deliver a programme of development at the Winter Gardens and seeks a LEP Grant of up to £18m with the Winter Gardens providing match funding.
- 9.3 There is work ongoing on a number of matters relating to the recommendations to Council and these will be reported to Council on 13 January.

10 POLICY

- 10.1 The Executive approved a report at its meeting on the 21st October 2014 detailing the emerging Council strategy for the Weston Town Centre focused on “**Quality Living, Learning and Lifestyle**”. This vision is currently being developed into a Supplementary Planning Document, a draft of which will be out for consultation shortly.
- 10.2 The Council’s Adopted Core Strategy, policy CS25, already supports the provision of Further and Higher Education and makes specific reference to the expansion of Weston College and the growth at Weston Villages.
- 10.3 The Core Strategy policy CS29 provides an enabling policy framework in recognition of the town centre regeneration needs with the aim of providing a prosperous, modern, vibrant centre to serve the existing and future population of Weston.
- 10.4 The Council’s Surplus Asset Disposal Policy applies. However, the usual process of marketing the asset in order to ensure that best consideration has been achieved has not been followed in this instance for the reasons stated within the report. Instead the project costs have been estimated and the asset has been valued with the latter being included as match funding to support the College’s bid to the LEP.

11 Details

- 11.1 The report to Executive on 21st October 2014 also set out details of the Skills Capital Bid submitted by Weston College to the West of England LEP for the creation of a Law & Professional Services Centre within the town.
- 11.2 The report explained the aspiration for the Law & Professional Services Centre to provide inspirational learning within a unique flagship enterprise in order to provide industry recognised vocational pathways into employment.
- 11.3 Following a review of potential sites within the town centre that might be available and deliverable within the timeframes allowed by the LEP for delivery of the scheme, the Winter Gardens was identified as offering the best opportunity in terms of boosting the regeneration effects for the town centre whilst offering potential to host a mix of uses centred around learning and skills and contributing towards the wider social, retail and employment activities in the town centre as envisaged within the emerging town centre vision. Its proximity to the current Knightstone Campus environs also offered a clear and distinct advantage. The Winter Gardens was, therefore, identified within the bid as the site to host the proposed development. This was approved, in principle, by the Executive on the 21st October 2014 subject to further reports being brought back to Council as the bid progressed and as the wider vision for the town centre developed.

- 11.4 Discussions with the College and other parties directly affected by the above proposals have continued with the following being the key points identified to date :

11.4.1 Winter Gardens Transfer

Options for the transfer mechanism have been considered, including both long leasehold and freehold transfers, with the principle consideration being to ensure that suitable provisions are in place to secure both the long term educational use of the property and community access. Following discussion on the options provisional agreement has been reached with the College for the freehold interest to transfer subject to restrictive covenants limiting the use of the property to educational and community use, with other ancillary uses subject to the Council's approval. The transfer will include rights in favour of the Council which will provide for the Council to be able to reacquire the asset or benefit from clawback should it cease as an educational establishment or should the college ever wish to dispose of it. In addition covenants will be included to deal in detail with the arrangements for public/community access. Further reference to the community access issue is contained within 3.4.4 below. Whilst the principle of a freehold transfer, subject to covenants, is proposed there are ongoing discussions regarding the final detail of the precise structure of such a freehold transfer. It is proposed that agreement on the final details is delegated to the Executive Member for Asset Management in conjunction with the S151 Officer. The current intention is that the actual transfer of the property will be scheduled for September 2015.

11.4.2 LEP Funding

Earlier this year the Local Growth Fund submission included an expression of interest from the College for establishing a Law & Professional Services Centre. The initial expression was limited to c. £5m with 1/3rd LEP Grant and the remainder being funded locally. Since the announcement of the Local Growth Fund programme, however, considerable amount of work has been undertaken in conjunction with key partners including the LEP to develop a more ambitious bid as set out in the report to the Executive on 21st October 2014.

The vision for the town centre captured in the October Executive Report is underpinned by evidence from elsewhere showing that investment in further and higher education stimulates the local economy leading to regeneration and growth benefits. 'Higher Education Institutions and Local Government, collaborating for growth' by the LGA and Universities UK, and 'Student contributions to the UK Economy' by the National Union of Students are both recent reports which demonstrate the positive impact of higher education to the local economy. Some Members recently visited Medway Council to hear first hand how collaboration with local higher and further education institutions has assisted their regeneration programme.

The wider regeneration vision is in line with a number of other research reports including; 'Beyond the High Street' by the Centre for Cities think tank and 'Beyond Retail, redefining the purpose and shape of town centres' by the government commissioned distressed Town Centre Property Taskforce

The Centre would accommodate over 700 students plus 50 staff and thus bringing local economic benefits arising from students, staff and college

expenditure in the local economy. It is estimated that there is potential to create around 400 jobs in this particular sector adding to the strength of the local economy.

The proposed Centre would deliver a number of education related outcomes including “sector” specific employability skills and establish “M5 accessible Centre of Excellence” thus providing a clear signal to professional services sector organisations who are already located in the area and those wishing to move of the longer terms advantages of locating their operations to the town and or nearby area.

The College’s funding bid to the LEP was submitted on the 28th October 2014 and is programmed to be considered by the LEP’s Investment Board on the 12th December 2014. The transfer will be subject to the College being successful in receiving sufficient funds from their LEP bid to deliver all phases of their proposed works to the Winter Gardens, receipt of planning permissions for all phases and will be subject to conditions that the full works are delivered within an agreed timescale. It is currently proposed that the transfer would not take place until September 2015 although an Agreement to Transfer would need to be in place early in 2015 to provide the College with the certainty required for it to progress the detailed design and planning work for the proposed works.

11.4.3 Consideration

After a review of the various options it is proposed that the freehold interest transfers to the College for a nominal consideration of £1 in order that the full value of the property might be made available as match funding to secure the maximum possible Skills Funding from the LEP.

11.4.4 Community Access/Use and Regeneration

The College will continue to make the original frontage part of the building available for continued community access and use from the time of transfer until their programmed works to that part of the building. After the works have been completed and the original frontage part of the building is refurbished the College will reintroduce community access/use in agreement with the Council. This future community access/use will be secured through a separate legal agreement between the Council and the College. This will provide significantly greater safeguards for future community use and access than is contained in the current contract with Parkwood Leisure.

The Council will have the benefit of restrictive and positive covenants in the Transfer secured by way of a restriction on the title and a direct Deed of Covenant mechanism restricting and requiring the use of the Property to education and community purposes with other ancillary uses including the provision of catering and food and drink use. Furthermore it is intended to secure through the transfer agreement a suitable mechanism whereby communities will be able to secure the use of the facilities to host events that are proportionate to the utilisation of the building primarily for education purposes and that this be ascertained through a programme of community engagement and reviews.

At this stage the precise detail of what future community access to the property might entail is still under discussion. It is proposed that Members be

asked to provide their views on this matter to help develop the ongoing discussion.

In addition to community uses the legal agreement would also secure a joint approach to promoting a Higher Education centre that underpins the regeneration and growth ambitions captured in the emerging vision.

3.4.5 Ongoing Issues

Officers are continuing to work on a number of issues arising from the recommendation to transfer the property to the College including the LEP bid, Parkwood Contract, asset transfer issues, procurement legislation and disposal consent. Further details on issues will be reported to Council on the 13th January 2015

3.5 Engagement on the Town Centre vision

The emerging vision is focused around “Quality Living, Learning and Lifestyle” and expects by 2024 Weston-super-Mare Town Centre to be:

- A major centre for **urban living** which showcases the best in high density residential living - creating a new community which will, in turn help grow and sustain new shopping, leisure and cultural facilities.
- A **learning** hub recognised nationally as centre of excellence for higher and further education, providing students and professionals with high quality study, accommodation and lifestyles built around a new university centre campus.
- Living and learning will be the pillars that sustain a **quality lifestyle** for those who live, work or visit the town centre.

A Supplementary Planning Document for Weston-super-Mare town centre is in preparation. Key stakeholders are currently being consulted on the scope of the draft document. A draft will be prepared for Executive approval, followed by public consultation in the new year.

4. CONSULTATION

- 4.1. Since the bid to the Skills Capital Programme of the West of England LEP was submitted on the 28 October stakeholder engagement has commenced regarding the emerging town centre vision and the proposals for the Winter Gardens. This has included the Town Centre Partnership, Business Improvement District representatives, and Weston-super-Mare Town Council, who at their meeting on the 17th November 2014 voted overwhelmingly in favour of a motion in support of the outline town centre proposals, subject to addressing the concerns regarding protecting community use of the Winter Gardens and the adjacent open space. There will be wider engagement with the general public as well as key community and interest groups as the project is developed, in particular through the formal Supplementary Planning Document approval process.
- 4.2. There will be appropriate further specific consultation on the Winter Gardens proposals as part of any subsequent planning application for works to the property.
- 4.3. There will also be specific consultation with Members regarding the future community access/use from the building as set out in paragraph 3.4.4..

5. FINANCIAL IMPLICATIONS

- 5.1. The College's bid requires match funding. The level of match funding, however, is being considered by the LEP in the context of deliverability of the whole Skills Capital Programme and investment to be levered. The match funding for the project remains therefore part of an ongoing discussion between the College, the Council and the LEP and consequently it is not possible to be precise about the implications for the Council. It is anticipated that this will be clearer by the time that the LEP's Investment Board meet on the 12th December to consider the detailed bid. However, the strategy within the bid is to deploy the "Asset Value" as match funding for the delivery of the project and if need be this could be supplemented through the West of England City Deal Flagship Programme for North Somerset.
- 5.2. The detailed financial implications will be reported to Council in January 2015 following the outcome of the LEP's Investment Board meeting on the 12th December

6. RISK MANAGEMENT

- 6.1. The delivery programme for the project will include a detailed risk assessment and mitigation strategy.
- 6.3. The choice of the Winter Gardens for the proposed Law & Professional Services Centre is not without significant risks. There are both legal and financial implications to progressing the ambition set out in this report as referred to in further detail within section 3 above. These risks together with mitigation measures are summarised below.
- 6.4. The key risks are identified together with appropriate mitigation measures:-

Risk - LEP Grant not secured

Mitigation - Both the longer term and short term learning and economic benefits are evidenced in the bid and the aims and objectives align well with the LEP priorities

and furthermore the bid objectives and wider benefits have been communicated to key stakeholders.

Risk – Secure relevant consents

Mitigation – Early engagement with adjacent occupiers and relevant legal advice has been sought to guide the development of the scheme.

Risk – Issues regarding State Aid or Procurement

Mitigation – relevant legal advice has been sought to guide the development of the scheme.

Risk – Scheme budget is not sufficient or LEP grant/match funding is less than required to meet project costs

Mitigation –the College will be responsible for delivering the scheme and detailed cost estimates have been submitted with allowance for risk for scrutiny by the Skills Funding Agency. In addition there is scope to reconfigure the proposed development.

Risk – future community access not delivered

Mitigation – transfer agreement to include sufficient safeguards to assure community access.

Risk – Regeneration and economic development not secured

Mitigation – programme of interventions proposed including expansion to provide Higher Education, public realm enhancement and increased residential provision.

7. EQUALITY IMPLICATIONS

- 7.1. None specific at this stage, however, widening participation in learning, particularly in higher education will be a key objective. In addition the Winter Gardens will continue to provide community facilities and accessibility to representative groups.

8. CORPORATE IMPLICATIONS

- 8.1. Corporate Aims include Promoting Lifelong Learning and Increasing Prosperity and these are supported by a number of priority actions including developing a workforce with the skills that businesses need and delivery of major town centre regeneration in Weston-super-Mare.

9. OPTIONS CONSIDERED

At this stage in the process the Council has the option to decline the opportunity to continue to work with Weston College to bring forward investment in Higher and Further Education to North Somerset and in particular to Weston-super-Mare through the release of the Winter Gardens. This has continued to be discounted given the range of benefits to the future vitality and sustainability of the town centre.

The overall vision for the town centre together with the scale and ambition of the skills and learning development was a significant determinant in the initial consideration of suitable locations. It is clear that while any site within the town centre by its very nature will be challenging to deliver it was felt that the Winter Gardens offered a unique opportunity in terms of boosting the regeneration effects, its potential to host a mix of uses centred around learning and skills while

contributing towards the wider social, retail and employment activities in the town centre and its proximity to the current Knightstone Campus environs offered a clear and distinct advantage.

Various alternative options for the transfer mechanism have been considered, including long leasehold but a freehold transfer most suits the College's preferred delivery and, therefore, is recommended although officers will continue to work on the finer details. In addition, there have been no other alternative options identified to date relating to regenerative or profitable usage of the Winter Gardens.

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BACKGROUND PAPERS

- Weston Town Centre Strategy : Higher Education and Skills Capital Bids Report to Executive 21st October 2014
- Collaborating for growth, Local Government Association and Universities UK, 2013
- Student contributions to the UK Economy, National Union of Students, 2013
- Beyond the High Street, Centre for Cities think tank, 2013
- Beyond Retail, redefining the purpose and shape of town centres, Distressed Town Centre Property Taskforce, 2013

APPENDIX 2

APPENDIX 2 - Summary of community based bookings and activities at the Winter Gardens during 2014

Usage type	Bookings
Conference	6
Dinner/Dance	11
Events	10
Meetings	13
TOTAL	40

Brief description of bookings

Details of event	Event type
Annual General meeting	Conference
Spring Meeting	Conference
Group Meeting	Conference
Annual Stakeholder Event	Conference
Group Meeting	Conference
Celebration Event	Conference

Party	Dinner/Dance
Masked Ball	Dinner/Dance
Freedom of the Town Event	Dinner/Dance
Charitable Trust Luncheon	Dinner/Dance
Dinner and Dance	Dinner/Dance
Civic Night	Dinner/Dance
Awards night	Dinner/Dance
Charity Ball	Dinner/Dance
Easter Disco	Dinner/Dance
Dinner	Dinner/Dance
Presentation Evening	Dinner/Dance

Awards event	Event
Celebration event	Event
Jobs Fair	Event
Awards Eve	Event
Christmas Fayre	Event
Arts Festival	Event
Memorial event	Event
Food Festival	Event
Your North Somerset	Event
Regional Finals	Event

Room use/hire	Meeting
Room use/hire	Meeting
Room use/hire	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting
Support group meeting	Meeting