



WALDRIDGE PARISH COUNCIL

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Updated - 28th July 2026

Proposed Sale of the Parish Rooms – Frequently Asked Questions

1. Who owns the Parish Rooms?

Waldridge Parish Council owns the Parish Rooms and maintain them on behalf of its residents.

2. Did the village not pay for the Parish Rooms?

The Parish Rooms were purchased in 1976, by the Parish Council (funded by the income from the whole Parish)

3. What is the proposed date of sale, if the decision is made to sell the Parish Rooms?

If a decision is made to sell the Parish Rooms, the Parish Council will liaise with relevant professional organisations to determine a suitable and most cost-effective route to secure a timely sale.

4. How much profit will the sale raise?

If a decision is made to sell the Parish Rooms, the Parish Council will look to secure the most cost-effective route to secure a sale and seek a maximum return in profit. We can't secure a confident profit estimate until a decision is made and we embark on the sales process.

5. What will happen to any profits from the sale?

If a decision is made to sell the Parish Rooms, any profits from the sale will be fed back to Waldridge Parish Council and reinvested into our community.

6. What will happen to the Parish Rooms once it is sold?

If a decision is made to sell the Parish Rooms, the future use of the building will be determined by the new owner. However, any new owner will need to follow the Durham County Council planning process, should they wish to change the current use of the building.

7. Why have all residents not been contacted directly?

The Council has attempted to make as many residents aware that discussions are underway, posting notices to our Facebook page, notice boards & website. There is obviously a significant cost mailing 1755 properties

8. Is there any grant funding to support the Parish Rooms?

As the rooms are owned by the Parish Council, not a charity, we are not aware of any grant funding we could currently access.

9. Where would you hold future parish meeting?

If the decision was made to sell the rooms the council would explore other options, possibly the Village Hall?

10. Do the Council not have reserves specifically allocated to cover repairs?

The council reserves are there to cover all potential liabilities. We have a provision for the roof, but as highlighted in the presentation, the potential works required for a renovation to the standard required could be in excess of £50,000. This would have a significant impact on our reserves & our ability to deliver future projects across the parish.

11. Is there the option to have the building listed as an Asset of Community Value?

There is the option to apply to register the rooms as an Asset of Community Value.

12. Have you considered engaging someone to develop a marketing strategy?

No, it's worth considering. We do get occasional enquiries but they often don't come to fruition due to the rooms not being suitable. (Not big enough to host children's parties, poor access for users with mobility issues, poor parking & lack of public transport)

13. How many hours a week/month do the rooms need to be booked to be considered financially viable

We don't have a definitive figure, however current bookings will generate less than 10% income v running costs, not taking into account any works required.

14. What criteria would you use to say the parish rooms provide 'value for money'?

No criteria has been set at this point, but the lack of usage over the last few years suggests it's not 'valued' by the parish or indeed the village. Value for the precept £ is a Councillor responsibility, so an ever decreasing usage and ever increasing liability, is problematic for Councillors. Also potentially our Responsible Financial Officer could have to justify the spend to our external auditors, particularly if repairs wipe out all reserves & we need to increase the precept.

15. Could local residents or parish businesses with relevant trades be given the opportunity to quote for any required repair work or maintenance?

As the Parish Rooms are a 'public building' any repair work would have to come with the appropriate certification to comply with building regulations. Should works be approved we would get quotes from providers who could deliver that.

16. Could you not just leave the rooms as they are & look at spending money if usage increases?

The Parish Rooms are a public building, we need to comply with building regulations & fulfil our legal obligations.

17. The rooms look to cost around £10/day to run, if the village raised that money would it put the whole issue on hold?

The consultation is around more than just the running costs, more the overall 'liability' the council could face to renovate the building.

(To Note – these Frequently Asked Questions (FAQ's) will be updated on a regular basis, in response to queries raised by residents via several monitored communication channels)