



Kemeneth Krowji (KK) Report

Report on Kemeneth Krowji: Preschool Lease and Green Energy Enhancements

1. Background

The Parish Council hold the title for the playing field and the vehicle playing field entrance. Under the terms of Charity Law, the Parish Council are the 'custodian trustees' for the playing field and ownership of all the assets on it. It is the Parish Council's responsibility to safeguard the title. The Ponsanooth Playing Field Association (PPFA) are responsible for managing the field on a day-to-day basis in accordance with the governing document (which is to keep the field open and available for the benefit of the local community). The PPFA are the charity trustees and have the sole responsibility for managing the field and regularly report to the Parish Council.

Since 2008 when their original location at the Ponsanooth Hall was lost, the Ponsanooth Pre School have been located on the field, occupying a modular classroom type building which the PPFA purchased. In 2020 after fund raising that building was replaced with the modern Kemeneth Krowji ('Community Building') and since then the Pre School have occupied half of the building, and the remaining half provides toilets for community use as well as storage space for equipment used by the PPFA.

The PPFA have been informally receiving a rent from the Preschool, which was initially to recoup the purchase cost of the original building but also to cover utility and maintenance costs. However the new building and its use has meant it is necessary to update the original governing document for the playing field. At the same time, it is necessary to put in place a formal lease arrangement between the Parish Council and the Pre School on a landlord/tenant basis which allows the Pre School to use the building and adjacent outdoor play area. The building is already insured by the Parish Council.

In Charitable law the setting up of a lease is known as a Disposal and requires the approval of the Charity Commission. The Parish Council have been progressing this through its legal advisors Stephen & Scown solicitors.

2. Lease terms

The type of lease is known as a 'repairing lease', where the tenant takes on the responsibility and cost for all repairs and maintenance of the leased property. Once the lease is finalised, the income from the lease will come to the Parish Council to cover costs of repairs. Any surplus will be reserved for future repairs and renewals at KK. The rent amount is currently £440 and this will be paid to the Parish Council from the 1st November 2025.

3. Water Costs

The Parish Council have now taken over the water account for the building. From October 2025, the Preschool will be charged 50% of the water costs as per the repairing lease.



The Parish Council will cover the other 50% of costs through the rent received, and this will support the running of the KK as a community building.

4. Electricity Costs

The Parish Council have also taken over the Electricity account and have smart meters being installed. The building now has solar panels, along with batteries and inverters. The Preschool will submit weekly meter readings and be charged at a discounted rate on a per use basis. The rate will be reviewed in 12 months to evaluate the cost saving from the solar and pass on some of the benefit of the solar PV

5. Export of Electricity from Solar PV

An application for an 'export tariff' (a payment from the electricity supplier for surplus electricity exported to the grid) has been applied for, the income from this will go towards renewals and projects associated with the building in consultation with the PPFA.

6. KK community hire management, and future income support to the PPFA

The hiring out of the building for meetings and events is managed by the PPFA, who receive the income (although the PPFA do not charge for community groups). During larger events on the playing field, the funds raised help to cover the PPFA's running costs, the two main costs being the inspection and maintenance of all the play equipment, bins and signs etc, and the actual costs associated with running the larger events. There is a budget allocated to the PPFA in lieu of the 'lost' income from the rent now coming to the Parish Council, which is set at £2200 to cover the above (and would be reviewed yearly). The Parish Council will continue to support 'Streetgames'.

7. Electric Vehicle Charge Points

These will be managed by the Parish Council. The points are on a separate meter, and the Solar will be used via the batteries to charge vehicles. The aim is to increase EV charge point resource for the community who are unable to charge from home. Income from the charge points will be used for the management of the charge points, repairs and renewals.

The green energy enhancements on KK are a project that is part-funded by the UK Government through the UK Shared Prosperity Fund. The funding was allocated through Cornwall Council's Community Levelling Up Programme which is part of the Cornwall and Isles of Scilly Good Growth Programme. The project funding includes 28% from the Community Infrastructure Levy and 2% from the PPFA.