



SCRUTINY BOARD (SUSTAINABLE ECONOMY AND CULTURE)

Meeting to be held in Civic Hall, Leeds, LS1 1UR on
Tuesday, 6th August, 2013 at 10.00 am

(No pre-meeting)

MEMBERSHIP

Councillors

- M Rafique (Chair) - Chapel Allerton;
D Cohen - Alwoodley;
M Lyons - Temple Newsam;
P Wadsworth - Guiseley and Rawdon;
R Harington - Gipton and Harehills;
M Ingham - Burmantofts and Richmond Hill;
J McKenna - Armley;
J Chapman - Weetwood;
A Castle - Harewood;
D Coupar - Cross Gates and Whinmoor;
A Khan - Burmantofts and Richmond Hill;

Please note: Certain or all items on this agenda may be recorded.

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25* of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded).</p> <p>(* In accordance with Procedure Rule 25, notice of an appeal must be received in writing by the Head of Governance Services at least 24 hours before the meeting).</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:</p> <p>No exempt items have been identified on this agenda.</p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstances shall be specified in the minutes.)</p>	
4			<p>DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES</p> <p>To receive any apologies for absence and notification of substitutes.</p>	
6			<p>CALL IN BRIEFING PAPER</p> <p>To receive and consider a report from the Head of Scrutiny and Member Development advising the Scrutiny Board on the procedural aspects of calling in a decision</p>	1 - 6
7			<p>WEST PARK CENTRE OPTIONS APPRAISAL & RESPONSE TO WEST PARK CENTRE CAMPAIGN GROUP DEPUTATION TO FULL COUNCIL</p> <p>To receive and consider a report from the Head of Scrutiny and Member Development presenting the background papers to a decision which has been called in in accordance with the Council's Constitution in relation to West Park Centre.</p>	7 - 66

Item No	Ward/Equal Opportunities	Item Not Open		Page No
8			OUTCOME OF CALL -IN In accordance with Scrutiny Board Procedure Rules, to consider the Board's formal conclusions and recommendations arising from the consideration of the called-in decision.	

Report of the Head of Scrutiny and Member Development

Report to Scrutiny Board (Sustainable Economy and Culture)

Date: 6th August 2013

Subject: Call In Briefing Paper

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. In accordance with the Council's Constitution, an Executive Board decision has been Called In. The background papers to this particular decision are set out as a separate agenda item and appropriate witnesses have been invited to give supporting evidence.
2. This report advises the Scrutiny Board on the procedural aspects of Calling In the decision.
3. The Board is advised that the Call In is specific to the report considered by the Executive Board and issues outside of this decision, including other related decisions, may not be considered as part of the Board's decision regarding the outcome of the Call In.

Recommendations

4. The Scrutiny Board is asked to note the contents of this report and to adopt the procedure as detailed within it.

1 Purpose of this report

- 1.1 In accordance with the Council's Constitution, an Executive Board decision has been Called In. The background papers to this particular decision are set out as a separate agenda item and appropriate witnesses have been invited to give supporting evidence.
- 1.2 This report advises the Scrutiny Board on the procedural aspects of Calling In the decision.

2 Background information

- 2.1 The Call In process provides the facility for the Scrutiny Board to require a decision taker to reconsider a decision within a specified time period. This is a separate function from the Scrutiny Board's ability to review decisions already taken and implemented.
- 2.2 The eligibility of an Executive Board decision for Call In is indicated in the minutes; the eligibility of an officer decision for Call In is indicated by the Director on the Delegated Decision Form.

3 Main issues

- 3.1 The Board is advised that the Call In is specific to the report considered by the Executive Board and issues outside of this decision, including other related decisions, may not be considered as part of the Board's decision regarding the outcome of the Call In.

Reviewing the decision

- 3.2 The process of reviewing the decision is as follows:
 - Members who have requested the Call In invited to explain their concern/reason for Call In request.
 - Relevant Executive Board Member (supported by appropriate officers) asked to explain decision.
 - Further questioning from the Board as appropriate.
- 3.3 Members are reminded that it is only the decision Called In that the Board can make any recommendation on.

Options available to the Board

- 3.4 Having reviewed the decision, the Scrutiny Board will need to agree what action it wishes to take. In doing so, it may pursue one of three courses of action as set out below:

Option 1 - Release the decision for implementation

- 3.5 Having reviewed this decision, the Scrutiny Board may decide to release it for implementation. If the Scrutiny Board chooses this option, the decision will be immediately released for implementation and the decision may not be Called In again.

Option 2 - Recommend that the decision be reconsidered.

- 3.6 The Scrutiny Board may decide to recommend to the decision maker that the decision be reconsidered. If the Scrutiny Board chooses this option a report will be submitted to the decision maker.
- 3.7 In the case of an Executive Board decision, the report of the Scrutiny Board will be prepared within three working days of the Scrutiny Board meeting and submitted to the Executive Board. Any report of the Scrutiny Board will be referred to the next Executive Board meeting for consideration.
- 3.8 In reconsidering the decision and associated Scrutiny Board report, the Executive Board may vary the decision or confirm its original decision. In either case, this will form the basis of the final decision and will not be subject to any further call-in.

Option 3 - Recommend that the decision be reconsidered and refer the matter to full Council if recommendation not accepted.

- 3.11 This course of action would only apply if the Scrutiny Board determined that a decision **fell outside the Council's Budget and Policy Framework** and this determination were confirmed by the Council's Section 151 Officer (in relation to the budget) or Monitoring Officer (in relation to other policies).
- 3.12 If, at the conclusion of this meeting, the Scrutiny Board forms an initial determination that the decision in question should be challenged on the basis of contravening the Budget and Policy Framework, then confirmation will subsequently be sought from the appropriate statutory officer.
- 3.13 Should the statutory officer support the Scrutiny Board's determination, then the report of the Scrutiny Board will be presented in the same manner as for Option 2. If the decision maker accepts the recommendation of the Scrutiny Board in these circumstances, then the revised decision will be published in the same manner as for Option 2 and the decision may not be Called In again. If, however, the decision maker does not accept the recommendation of the Scrutiny Board, then the matter will be referred to full Council for final decision. Decisions of full Council may not be Called In.
- 3.14 In the event of the appropriate statutory officer concluding that the decision would not be a departure from the Budget and Policy Framework, then this will be the subject of a report to the Scrutiny Board, with a copy of the report presented to Executive Board. This would normally be progressed as for Option 2 (i.e. presented as a recommendation to the decision taker) but with no recourse to full Council in the event that the decision is not varied. As with Option 2, no further Call In of the decision would be possible.

- 3.15 However, the Scrutiny Board may resolve that, if the statutory officer does not confirm contravention of the Budget and Policy Framework, then it should be released for implementation in accordance with Option 1.

Failure to agree one of the above options

- 3.16 If the Scrutiny Board, for any reason, does not agree one of the above courses of action at this meeting, then Option 1 will be adopted by default, i.e. the decision will be released for implementation with no further recourse to Call In.

Formulating the Board's report

- 3.17 If the Scrutiny Board decides to release the decision for implementation (i.e. Option 1), then the Scrutiny Support Unit will process the necessary notifications and no further action is required by the Board.
- 3.18 If the Scrutiny Board wishes to recommend that the decision be reconsidered (i.e. Options 2 or 3), then it will be necessary for the Scrutiny Board to agree a report setting out its recommendation together with any supporting commentary.
- 3.19 Due to the tight timescales within which a decision Call In must operate, it is important that the Scrutiny Board's report be agreed at the meeting.
- 3.20 If the Scrutiny Board decides to pursue either of Options 2 or 3, it is proposed that there be a short adjournment during which the Chair, in conjunction with the Scrutiny Support Unit, should prepare a brief statement proposing the Scrutiny Board's draft recommendations and supporting commentary. Upon reconvening, the Scrutiny Board will be invited to amend/ agree this statement as appropriate (a separate item has been included in the agenda for this purpose).
- 3.21 This statement will then form the basis of the Scrutiny Board's report (together with factual information as to details of the Called In decision, lists of evidence/witnesses considered, Members involved in the Call In process etc).
- 3.22 The Scrutiny Board is advised that there is no provision within the Call In procedure for the submission of a Minority Report.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Prior to submitting a Call In, a nominated signatory must first contact the relevant officer or Executive Member to discuss their concerns and their reasons for wanting to call in the decision. Part of this discussion must include the Member ascertaining the financial implications of requesting a Call In. The details of this discussion should be referenced within the Call In Request Form.
- 4.1.2 The background papers to this particular decision will make reference to any internal or external consultation processes that have been undertaken in relation to the decision.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 The background papers to this particular decision will make reference to any impact on equality areas, as defined in the Council's Equality and Diversity Scheme.

4.3 Council Policies and City Priorities

4.3.1 The background papers to this particular decision will make reference to any Council Policies and City Priorities relevant to the decision.

4.4 Resources and Value for Money

4.4.1 The background papers to this particular decision will make reference to any significant resource and financial implications linked to the decision.

4.5 Legal Implications, Access to Information and Call In

4.5.1 This report does not contain any exempt or confidential information.

4.5.2 The background papers to this particular decision will make reference to any legal implications linked to the decision.

4.6 Risk Management

4.6.1 The background papers to this particular decision will make reference to any risk management issues linked to the decision.

5 Conclusions

5.1 In accordance with the Council's Constitution, an Executive Board decision has been Called In. This report advises the Scrutiny Board on the procedural aspects of Calling In the decision.

5.2 In particular, the Board is advised that the Call In is specific to the report considered by Executive Board at its meeting on 17 July 2013 and issues outside of this decision, including other related decisions, may not be considered as part of the Board's decision regarding the outcome of the Call In.

6 Recommendations

6.1 The Scrutiny Board is asked to note the contents of this report and to adopt the procedure as detailed within it.

7 Background documents¹

7.1 none

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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Report of the Head of Scrutiny and Member Development

Report to Scrutiny Board (Sustainable Economy and Culture)

Date: 6th August 2013

Subject: West Park Centre Options Appraisal & Response to West Park Centre Campaign Group Deputation to Full Council

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: 10.4.3	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. This paper presents the background papers to a decision which has been Called In in accordance with the Council's Constitution
2. Papers are attached as follows:
 - Copy of the completed Call In request form and supporting information
 - Report of the Director of City Development presented to Executive Board at its meeting on 17 July 2013
 - Extract from the draft minutes of the Executive Board meeting held on 17 July 2013
3. Appropriate Members and officers have been invited to attend the meeting in order to explain the decision and respond to questions.

Recommendations

4. The Scrutiny Board (Sustainable Economy and Culture) is asked to review this decision and to determine what further action it wishes to take.

Background documents¹

5. None used

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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CALL IN REQUEST – Option (a)

A Call In request may be made by:

Any five non-executive Members of council

Date of decision publication: 19 July 2013

Delegated decision ref:or

Executive Board Minute no: 30

Decision description: West Park Centre options appraisal and response to West Park Centre campaign group deputation to council

Discussion with Decision Maker:
Prior to submitting a Call In, a nominated signatory must first contact the relevant officer or Executive Member to discuss their concerns and their reasons for wanting to call in the decision. Part of this discussion must include the Member ascertaining the financial implications of requesting a Call In.

Please identify contact and provide detail.

Director/author of delegated decision report.

Executive Board Member

Detail of discussion (to include financial implications)

Cllr Jonathan Bentley discussed the issue over the telephone with Christine Addison (chief asset management officer and report author) on 25th July and explained his concerns around the issue, as detailed below. Christine confirmed that there were no specific financial implications to calling in the decision, nor would it affect the delivery timescale.

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Reasons for Call In:

All requests for Call In must detail why, in the opinion of the signatories, the decision was not taken in accordance with the principles set out in Article 13 of the Council constitution (decision making) (principles of decision making) or where relevant issues do not appear to be taken into consideration. *Please tick the relevant box(es) and give an explanation.*

x	Proportionality (ie the action must be proportionate to the desired outcome)
	Due consultation and the taking of professional advice from officers
	Respect for human rights
	A presumption in favour of openness
x	Clarity of aims and desired outcomes
x	An explanation of the options considered and details of the reasons for the decision
	Positive promotion of equal opportunities
x	Natural justice

Explanation

I have concerns that due consideration has not been given to each of the individual options put forward in the paper. Insufficient reason is given as to why option 1, for partial demolition of the West Park Centre with refurbishment and re-opening of the remainder, has not instead been advanced.

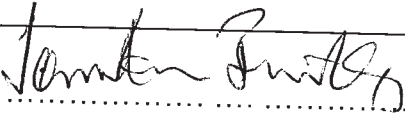
Although option 2 would generate the largest capital receipt for the council, it does not satisfy the concerns of user groups, or offer sufficient reassurance that suitable alternative accommodation will be provided for them. Given that other financial options are available to the council, it is disproportionate to demolish the entire building and displace user groups with no immediate alternative accommodation.

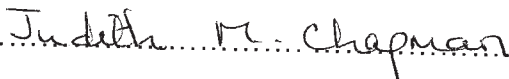
There is therefore also a lack of clarity as to the intended outcomes that will result, if the centre is demolished. Users of the centre have been unreasonably displaced since the site was temporarily closed without notice in November 2012. The report gives no firm commitment to provide an alternative community building and many groups, particularly those requiring specialist music and / or rehearsal provision have not been able to find alternative accommodation.

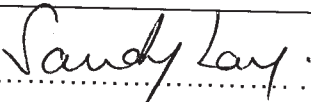
There has been fundamentally unfair treatment of these groups who have been left having to travel long distances and now face the prospect of having the 'home' for their organisations demolished without any assurances as to where they will be placed in future. The West Park Centre is the only dedicated music and cultural centre in Leeds, demolishing it would result in a great loss for our city.

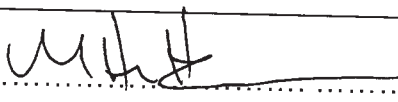
Option 1 would provide user groups with certainty about that future, knowing that the centre will shortly be re-opened to accommodate their needs.

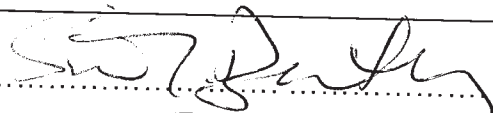
The following signatories request that the above decision be called in:

1) Signature..... 
Print name..... JONATHAN BENTLEY

2) Signature..... 
Print name..... JUDITH M. CHAPMAN

3) Signature..... 
Print name..... SANDY LAY

4) Signature..... 
Print name..... MARTIN HAMILTON

5) Signature..... 
Print name..... SUE BENTLEY

This form should be submitted to the Head of Scrutiny and Member Development (Scrutiny Support Unit, 1st Floor West, Civic Hall) by **5.00pm on the fifth working day after the decision publication date**. The office is open from 9.00am to 5.00pm.

(For further information on the Call In procedure please refer to the Scrutiny Support Unit intranet site, or contact the Unit on 39 51151).

For office use only: (box A)

Received on behalf of the Head of Scrutiny and Member Development by:

.....(signature)

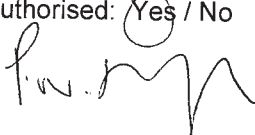
Date: 26.7.13 Time: 14:25 SSU ref: B.14.30.64

For office use only: (box B)

Exemption status checked:

Call In authorised: Yes / No

Date checked:

Signed: 

Signatures checked:

Date: 26.7.13

Receipts given:

Validity re article 13

Receipt details: N/A.....

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Report of the Director of City Development

Report to Executive Board

Date: 17 July 2013

Subject: West Park Centre Options Appraisal & Response to West Park Centre Campaign Group Deputation to Full Council

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Weetwood	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

- At its meeting on 15th February 2013, Executive Board considered a report about the future of the West Park Centre, following its temporary closure in November 2012 due to safety concerns and the consequent urgent temporary decant of users. At that meeting, Executive Board asked for a further report with an assessment of two options:

Option 1: partial demolition of the West Park Centre with refurbishment and re-opening of the remainder;

Option 2: demolition of the West Park Centre and decant of city-wide services elsewhere with a local community facility developed on the existing site.

- The West Park Centre Campaign Group sent a deputation to Full Council in May which sets out five points in support of the centre re-opening:

- the manner of the temporary closure;
- the numbers and types of people affected has been under-reported;
- the practical design of the building
- West Park serves as a base for city wide and regional work;
- West Park the accidental inclusive arts centre didn't start as a plan, it just grew.

These points are responded to in this report so that, in arriving at a decision, Executive board is aware of the issues raised by the campaign group and the group's strong preference that the centre is re-opened.

3. Further to Executive Board in February, an assessment of these options has been carried out by technical advisors Arup. A summary of this advice is included in the report and the full report is available as a background paper. For Option 1, the assessment provided three levels of expenditure: partial demolition and bare minimum to make the building safe (red option); partial demolition with a minimum recommendable level of refurbishment (amber option); and a level of refurbishment which gives the retained building a reasonable lifespan (green option). The estimated cost of Option 1 ranges between £1.5m at a minimum including fees and contingencies to £4.2m inclusive, with the minimum recommended spend, including fees and contingencies, at £2.5m. The estimated cost of Option 2, demolition and a replacement community centre, is in the region of £1.3m including fees and contingencies.
4. The Executive Member and the Leader of the Council have met a number of the West Park Centre users, and offered to meet any users who wished to take the opportunity to do so in advance of the matter being considered further by Executive Board, in order to understand concerns about the temporary closure and relocations; any practical help that can be offered where there are difficulties; and an opportunity to listen to their aspirations for the future either at West Park, (should it be possible to come up with a solution that enables appropriate and value for money investment in refurbishment works to the centre to allow it to re-open), or elsewhere if an acceptable alternative can be found.
5. Most of the users of the West Park Centre have found satisfactory alternatives, although some have a strong preference to return to the West Park Centre and some others would consider returning if the centre re-opened. A small number of the users are not satisfied with their temporary arrangements, the principal issues being: accessible rehearsal space for orchestral / large choral uses; dedicated storage of equipment for some musical uses in particular YAMSEN, and again specifically YAMSEN and also Leeds Talking Newspaper, the extent to which volunteers are drawn from the area surrounding West Park as a rationale for the preference for continued provision in that area; and then a general feeling that there is an incalculable benefit in a number of arts and musical organisations being located together. It should be noted that the Council's Artforms music teaching service has located temporarily at City of Leeds school with the offices based temporarily at Merrion House and that the view of the Artforms management is that this is a satisfactory alternative whilst long term options, either at West Park or elsewhere, are explored.
6. The report provides an assessment of the two options in terms of the extent to which they are capable of meeting the aspirations of users of the West Park Centre. Consideration is also given to the value for money of either of these options. The report concludes that the high cost of refurbishment of the existing centre coupled with the scope for alternative venues to be found for most users, weighs against this option. Accordingly, the report concludes that a more cost effective approach would be to make available some financial support to facilitate permanent moves and / or to invest in a smaller new build facility if necessary.

Recommendations

- Executive Board is recommended to consider the points raised in the deputation to Full Council from the West Park Centre Campaign Group.
- Executive Board is recommended to consider the assessment of the options outlined in this report and agree that:
 - (i) the option for partial demolition of the West Park Centre and re-opening of the remainder is not progressed;
 - (ii) the West Park Centre is therefore demolished and authorisation to incur expenditure of £0.613m from Capital Scheme Number 16765/WES/000 on the proposed demolition of the West Park Centre is approved;
 - (iii) the Council makes available up to £0.8m of capital, financed from the receipt from the sale of the West Park Centre site, should it be required, to deliver solutions to meet the needs of the former users identified in paragraph 3.26 of the report which may include the provision of a new build community facility or investment in an existing community building in the area and that the Executive Member for Leisure and Skills takes the lead role in the consultation process;
 - (iv) subject to the outcome of (iii), to progress proposals for the disposal of the West Park site.

1 Purpose of this report

- 1.1 The purpose of the report is to consider and decide the future of the West Park Centre in the context of the outcome of the assessment of two options, as instructed by Executive Board in February 2013. The report also provides a response to the deputation to Full Council in May from the West Park Centre Campaign Group which was in support of the re-opening of the centre.

2 Background information

- 2.1 As background, the West Park Centre is a former secondary school which opened in 1951 and closed in 1989. A site plan is attached to the report as Appendix 1.
- 2.2 After being used as a temporary decant for nearby schools, the centre was occupied by the schools music service. Opera North and Northern Ballet were based in the centre for a number of years but moved out in 2009 and 2010 respectively, following significant investment in the Grand Theatre refurbishment and Northern Ballet Theatre, both of which included financial support from the Council.
- 2.3 Since then the building has been used mainly to provide facilities for Artforms, the Council's school music and arts service. Responsibility for property management has been with Children's services, and previously Education Leeds. Artforms had let rooms in the building to a variety of groups, but particularly organisations looking for space for music and dance rehearsals and performances. Six external

organisations have been based in the centre, including two groups that deliver services for children and adults with disabilities.

- 2.4 The centre has provided useful facilities for music organisations, including the Leeds Youth Orchestra and the West Yorkshire Symphony Orchestra and has attracted other arts and music based users. Orchestral user numbers are relatively high, particularly on Friday evenings when around 150 children attend Leeds Youth Orchestra rehearsals. The centre is also valued by the local community who use it as a community centre for activities such as diet groups, dance classes and services from organisations such as the NHS stop smoking service. It is also used by a local church as their place of worship each Sunday, which often attracts over 200 attendees.
- 2.5 Further to a maintenance inspection being undertaken, the centre was temporarily closed by the Acting Chief Asset Management Officer in consultation with the Executive Member for Development and Economy on 2nd November 2012 due to health and safety concerns identified. Principally the issues identified related to the condition of the electrical installation and associated risk of water penetration.
- 2.6 It is evident that the fabric of the building has deteriorated with age and that there are now significant repairs required to re-open the building. A condition survey undertaken by Education Leeds in 2009 highlighted £2.2m of backlog maintenance works that were required to maintain the fabric of the building and its services in an appropriate state of repair. The information from this survey was independently reviewed by Arup prior to the February Executive Board report.
- 2.7 On 15th February 2013 Executive Board considered a report setting out five options for the future of the West Park Centre. Executive Board resolved:
- “(a) That the contents of the submitted report be noted.
- (b) That approval be given for officers to further develop options 2 and 5, as outlined above and as detailed within the submitted report, in consultation with potential users, with a report being submitted to Executive Board in April 2013 with detailed proposals and costs.
- (c) That the proposal to dispose of part of the West Park site that is implicit to the delivery of either options 5 or 2, as outlined above and as detailed within the submitted report, be noted.
- (d) That it be approved that the boundary between land to the immediate East of the West Park Centre and the site for the Queen Elizabeth II Fields In Trust scheme follows the existing fence line and site boundary, as detailed within Appendix 1 to the submitted report.”
- 2.8 The approved options for further consideration were:
- Option 1: partial demolition of the West Park Centre and reopening of the remainder;
- Option 2: demolition of the West Park Centre and decant city-wide services elsewhere with a local community facility developed on the existing site.

2.9 This report provides an assessment of these two options, including indicative costs, and makes recommendations about the future of the West Park Centre.

3 Main issues

3.1 The sudden temporary closure of the West Park Centre displaced a number of organisations and caused immediate disruption and inconvenience to users. All users have been temporarily relocated to alternative venues, mainly in the north west of Leeds. The offices of Artforms, the Council's music service, have been relocated to Merrion House with music service delivery taking place at City of Leeds School. The management of Artforms has indicated that they are satisfied with the facilities available at City of Leeds School and are currently negotiating to extend their agreement to use facilities there. It is acknowledged that the loss of the late opening hours and dedicated storage space at the West Park Centre has had an impact on the Youth Service, and on YAMSEN, which provides services for people with special educational needs.

3.2 Most of the city wide services that made use of the West Park Centre have managed to temporarily relocate elsewhere, although it is recognised that temporary solutions have involved compromise for most organisations and not all would be considered acceptable by the organisations if it was necessary to continue on a permanent basis. Locations include St Chad's Church and Parish Centre, West Park United Reformed Church and various schools. Some users have struggled to find suitable alternative venues that they are satisfied with. This is particularly true of YAMSEN, which has indicated that its volunteers are mainly from the West Park area.

3.3 Following February's Executive Board, the Executive Member for Development and the Economy invited all users to meet him to discuss any concerns and as a result he met a number of users. A number of members from the West Park Centre Campaign Group have also taken the opportunity to have a meeting with the Leader of the Council. In addition, all groups have been contacted by officers to gain an understanding of their current situation and any concerns. A summary of issues raised is attached as Appendix 2.

West Park Centre Campaign Group Deputation to full Council

3.4 The West Park Campaign Group made a deputation to Full Council on 8th May 2013. In general terms the deputation (the text of which is attached at Appendix 3) raised a series of concerns about the West Park Centre. Specifically, the deputation made five points:

- *The manner of the temporary closure;*
The Council acknowledges the urgent closure was unfortunate and recognises the impact it had on a range of users of the centre. However, it remains the case that given the serious nature of the condition issue identified and brought to the attention of the Acting Chief Asset Management Officer, the Council had no alternative but to immediately close the building given the health and safety risks that were evident.

- *The numbers and types of people affected has been under-reported;*
The Council does acknowledge the West Park Centre attracted a wide range of uses and the nature of the closure will have caused disruption to a wide variety of users.
- *The practical design of the building;*
The Council agrees that the spatial layout of the West Park building does give good acoustic isolation for its various users. However, the site is layout is otherwise inefficient and high in energy costs.
- *West Park serves as a base for city wide and regional work;*
This point is acknowledged, and was acknowledged in the February Executive Board report.
- *West Park the accidental inclusive arts centre didn't start as a plan, it just grew.*
It is true that many musical and performing arts organisations were attracted to the West Park Centre and that there was a synergy between these organisations. The Council would agree that this evolved over time and wasn't the result of a strategic plan to develop the centre in this way.

3.5 The deputation has raised issues which Executive Board Members should consider when making a decision about the future of the West Park Centre. Use of the West Park Centre has continued to develop over the years it has been used as a venue. There are many reasons for its popularity, including the space for rehearsals, events and storage; the facilities that were available such as the large hall and its acoustic properties; the availability of free parking and location near the ring road; and it is not expensive for users given the subsidised charges. Most of the centre's users have found satisfactory alternative space or they are making reasonable adjustments to use. However, there are some users that have had to make temporary compromises that they do not find acceptable and who need assistance to manage in their current locations whatever the outcome of the Executive Board decision. These groups also have a strong preference to return to the West Park Centre. The campaign group's deputation uses a figure of £170,000 for the works necessary to re-open the centre, although this is significantly less than the estimates provided by the technical consultants.

Options Appraisal

3.6 In considering the future of the building, account will need to be taken of the level of capital investment required, and whether this provides a value for money solution in the context of potential for permanent alternative locations. The February 2013 report indicated that the capital works for either option would need to be funded from the capital receipt from disposal of part of the West Park site, most likely for housing. There is also a possibility the site may be required for a free school, although any such transaction can be at open market value. There is a further possibility that part of the site may be identified as a possibility to meet primary basic need provision, in which case an exercise will be required to see whether this is physically possible under option 1 or 2, and what impact this might

have on any capital receipt value that would otherwise be used to reprovide West Park Centre facilities.

3.7 Of the options considered by Executive Board in February 2013, it was agreed that two should be considered in more detail and reported back to Executive Board in April 2013.

- partial demolition of the West Park Centre and re-opening of the remainder;
- demolition of the West Park Centre and the decant of city wide services elsewhere with a local community facility developed on the existing site.

3.8 The technical consultancy Arup, using construction consultants Davis Langdon, has provided a technical assessment of the feasibility of these options. This assessment is available as a background document.

Option 1: partial demolition of the West Park Centre and reopening of the remainder

3.9 The Arup report considers the option for partial demolition and re-opening of the remainder of the building. The estimated cost of the demolition, making good, and a reasonable refurbishment of the remaining structure, which would include the main hall, is estimated by Arup at £3.5m for construction with a total estimate, to include fees and contingencies at £4.2m. This is referred to as the Green category works in Arup's report.

3.10 Partial demolition would see the retention of the southern sections (plan attached at Appendix 4) including existing office block as well as the main hall and section of the building leading down to the rehearsal room. This would allow the remainder of the site to be disposed of for a capital receipt, estimated in the region of £2m (gross) for housing use, which could be used to cover the cost of improvements to the remaining centre.

3.11 At the February Executive Board a figure of £1.7m was reported as the minimum intervention to re-open the building. Members were advised that this figure represented work that would fix identified problems with the building, but would not be a full refurbishment. This was based on a review of the 2009 condition survey with little further inspection. Further inspection has shown that the condition has deteriorated further and the extent of works necessary is now better understood. The previous figure did not include works such as new roofing, windows, demolition or the costs of basic refurbishment. In addition are the demolition and making good costs which would be necessary to assemble a site which could result in a capital receipt to support the refurbishment costs.

3.12 This cost could potentially be reduced should it be considered that a number of items would not need to be wholly replaced e.g. windows and heating systems. However, under any circumstances it is likely that the whole of the electrical system and the boiler systems would need to be replaced as well as a significant level of roof repairs. The costs of this bare minimum approach would be in excess of £1.5m However, it should be noted that Arup advises against this approach as it still requires significant expenditure but does not provide a retained

building which is of reasonable quality, environmental efficiency and has a reasonable lifespan. This is the Red category works in Arup's report.

- 3.13 A middle ground approach has also been considered that would address the issues to bring elements of the building into serviceable repair and give the building some lifespan, although this would be far from a refurbishment to modern standards. The estimated costs of this approach are just under £2.6m inclusive of fees and contingencies. Whilst this option would provide some insurance against major urgent repairs, the building would still fall short in quality and environmental terms and would still require some reactive maintenance, this option is the minimum that Arup would recommend and is the Amber category works in Arup's report. At £2.6m, this option cannot break even financially as it is over and above the potential land value.
- 3.14 The partial demolition and refurbishment option has a number of advantages:
- the large hall and layout with storage space can be retained, satisfying previous users who wish to return to the building;
 - the refurbishment option allows synergy between like-minded services and users to be maintained and be developed;
 - a £4.2m investment would see the building refurbished to a level that would address all major issues and give the building a reasonable lifespan;
 - the bare minimum expenditure, in the region of £1.5m, could balance financially with the land value;
 - the centre could re-open after a relatively short period following partial demolition and repair;
 - non-staffing running costs, which are currently high, should reduce, if investment includes more energy efficient design and reduced space.
- 3.15 However, there are issues that need to be taken into account in considering this option:
- expenditure at the level of the bare minimum cost is not recommended by the consultants on the basis that it would be unwise to spend £1.5m and still have no guarantee that the building has a reasonable lifespan, or that further expenditure would not be necessary within a relatively short period of time;
 - the full refurbishment option at £4.5m significantly outstrips any potential receipt, leaving a budget gap at over £2m. The Amber option is also more costly than the potential receipt value;
 - the benefits that this option could bring in terms of continuity and synergy for some of the building's users have to be seen in the context of a significant cost that may not be considered either value for money or best

use of Council resources. There may be more cost effective ways of achieving long terms solutions for the building's users should be considered. It is acknowledged that this will involve compromise about location, space, activity days or timing;

- although reducing the size of the building will assist in reducing running costs, it will still be relatively costly to run;
- there is as a risk that, after spending sums between £1.5m - £4.6m, the refurbished centre would be underused given most users have been able to relocate satisfactorily.

Option 2: demolition of the West Park Centre and decant city-wide services elsewhere with a local community facility developed on the existing site

- 3.16 Demolition of the existing West Park Centre building, with city-wide services moved to alternative premises and a new community facility for local groups has been considered. It is mainly the city wide uses which require the acoustic properties and larger rooms for musical rehearsals and performances and therefore if these uses can be accommodated elsewhere, there may be scope to provide for other users through a smaller replacement community centre at this location.
- 3.17 This option would incur estimated total capital cost in the region of £1.3m, including costs for demolition, making good the site, fees and inflation.
- 3.18 This option would need a venue for the large music use to continue. Further work would be required to firm up a proposal to ensure that a suitable venue is available for these uses. The Council would need to consider providing financial support to cover the costs associated with any proposed permanent relocation.
- 3.19 No one venue has been identified with sufficient capacity to accommodate all of the large music users. There are a number of separate venues across the city that can accommodate them individually. These alternative venues include Grammar School at Leeds, Pudsey Civic Hall and St Chad's Church and Parish Centre. There would have to be some degree of compromise from the groups in terms of preferred location, availability of storage or preferred rehearsal evening. None of these venues offers more than one hall to provide the simultaneous rehearsals that were valued by these groups.
- 3.20 Following demolition of the West Park Centre, a new c300m² community facility could be built in the north west corner of the site, in the area highlighted in the plan at Appendix 5. The remainder of the site would be disposed of for development. Further consultation would be needed with local community users to develop a detailed specification, but a square metre rate has been applied for a centre of 300m² for the purposes of this report.
- 3.21 Following further discussions with users about their alternative venues and the West Park Centre Campaign Group it has become clear that one aspect of the West Park Centre's location that is valued by them is its proximity to the ring road, parking availability and public transport links for users coming from across the city

and beyond. From analysis of use, it is also clear that it has been possible to relocate most immediate local users of the centre and that this sort of use (e.g. exercise classes) is relatively limited.

3.22 This option has some advantages:

- local users would have access to a modern, purpose built facility that meets their needs;
- the anticipated capital receipt from disposal of the remainder of the site would be more than sufficient to cover the costs of a new build community facility and re-providing city wide services elsewhere.

3.23 However, some issues would need to be examined in more detail should Executive Board wish to move forward with this option:

- more detailed work to ensure that the needs of existing users who are able to relocate are being met sufficiently. Specifically more work would be required to make satisfactory arrangements for the large hall users, and these users may need to be prepared to consider some changes or compromise to their historic arrangements;
- this option would not promote the synergy between like-minded music and arts organisations, some of which are Council services, that has evolved over a period in excess of twenty years and that has been indicated by some users as a key factor in their desire to remain at the West Park Centre.

3.24 Should the Council choose this option, further work will be done to ensure that the investment in a new build facility (build cost in the region of £0.8m, including fees, contingency and risk) is a better solution than any investment required to make existing local facilities suitable. Specifically, YAMSEN has indicated a need for a local facility and a need for storage as its main outstanding practical requirements and that these are lacking in its temporary accommodation. Likewise, the Leeds Talking Newspaper has some specific equipment requirements that would need to be addressed.

Alternative Locations for Users

3.25 Whilst the option exists to build a new community facility on the West Park site, it should be noted that there are local alternatives already in existence. Becket Park Community Centre is approximately 300 yards from the West Park Centre site and can accommodate a variety of community uses. There is capacity for increased lettings at this centre. West Park United Reformed Church is opposite the West Park Centre and has a hall suitable for community activities and is currently used by some of the groups displaced from West Park Centre. St Chad's Parish Centre and the church itself in Headingley are valuable community resources, and again have accommodated some of the West Park Centre's former users. Iveson Primary School is less than a mile from the West Park Centre, has a good size hall and is available for community use. There is also Lawnswood School which although has proven difficult to book in the past, can

accommodate community use and is being used for the West Park Residents Association's AGM.

3.26 Even the bare minimum approach under Option 1 would see the building remaining closed for at least a year, with the full refurbishment option taking even longer. Those users that are finding it difficult to adjust to the temporary accommodation they are currently using will need to continue in alternative venues for up to two years, or even permanently should a decision be taken that will result in the West Park Centre being demolished. The table at Appendix 2 sets out the situation with all users and the details of those who have found it most difficult to adjust follows:

- Leeds Symphony Orchestra, Leeds Festival Chorus and West Riding Opera all currently use facilities at St Chad's Church and parish centre in Headingley. The church gets very cold in the winter and has no dedicated storage space. The church has provided some space within the church itself for the orchestra's timpani drums, which are the largest instruments. Other items have to be transported to each rehearsal. The church is receptive to accommodating these groups on a long term basis, although this may require the Council to provide some financial support to make the facilities more comfortable in the winter.
- Leeds Talking Newspaper has not so far found suitable local alternative accommodation for its Thursday productions. The Council has considered a number of options, in particular the offer of space at the Beckett Park Community Centre. However, Leeds Talking Newspaper's preference is to return to a re-opened West Park Centre. It is the officers' view that the facilities at Beckett Park Community Centre could be made suitable, and this option, or investment in an alternative solution, would need to be considered if Executive Board approves the recommendation in this report not to progress with re-opening the West Park Centre.
- YAMSEN is currently carrying out Friday morning events from West Park United Reformed Church and smaller activities from other venues. Volunteers have instruments and other equipment stored at home. The church is much smaller than the West Park Centre's hall and has limited parking. In terms of storage, negotiations are taking place with City of Leeds School for YAMSEN and Artforms to both store their instruments there. YAMSEN's preference is to return to a re-opened West Park Centre.

3.27 It is clear that the current alternative solutions for the above organisations are not considered satisfactory if implemented over the longer term. However, it is possible that with some investment, either in a new smaller facility or in existing facilities in the area, that satisfactory solutions could be found for these groups. On this basis, if Executive Board is minded to support the recommendation at 6.2 (ii), f £0.8m could be ring-fenced from any capital receipt to facilitate investment in either a new build community facility or investment in existing community facilities in the area and, that the Executive Member for Leisure and Skills would take the lead role in consultation with those former cultural user groups, in order to ensure that any solutions brought forward are value for money and best meet their operational requirements.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Following the request from Executive Board in July 2011, public consultation took place towards the end of 2011. This was in the form of an open evening held at the West Park Centre, a circulated questionnaire and one to one meetings with the centre's main users. The results of this consultation were published as an appendix to February's Executive Board report.
- 4.1.2 The Weetwood Ward Members have been consulted about the future of West Park. They have expressed the view that the whole centre should be re-opened at the earliest opportunity.
- 4.1.3 In addition, given the proximity of West Park to Kirkstall Ward, the Kirkstall Ward Members have also been consulted. They have also expressed the view that the whole centre should be re-opened at the earliest opportunity.
- 4.1.4 The Executive Member for Development and the Economy has met with a number of users since February's Executive Board to better understand their situation and the Leader of the Council has met with a number of members of the West Park Campaign Group. Officers have met with all user organisations to assist with their temporary relocation and to gauge their views about the future.
- 4.1.5 An e-petition ran for the last two weeks in April. This e-petition sought that the Council "make the electrics of the West Park Centre safe and re-open the centre immediately". The e-petition was signed by 522 people. The contents of this report set out the level of works that are needed at the centre and why, given the scale of those works, it is impossible to re-open the centre immediately.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An equality, diversity, cohesion and integration assessment has been produced and is attached at Appendix 6. This assessment has found that the recommended options could have a detrimental impact on the West Park community, particularly those users with special needs. This impact could be mitigated by building a new community facility on site.

4.3 Council policies and City Priorities

- 4.3.1 The future of West Park needs to be considered in the context of the Sustainable Economy and Culture City Priority Plan outcome "All people of Leeds will enjoy the benefits of a vibrant, culturally rich city". This report seeks to balance local need with the ability of the Council to facilitate services for the benefit of the whole of Leeds.
- 4.3.2 Given the high numbers of young people that use the West Park Centre, any decision must consider the aims of Child Friendly Leeds. Most of the young people that attended West Park Centre did so to attend Artforms service provision which is ongoing at City of Leeds School, but consideration must also be given to young people that attended some of the special needs services that were

delivered on site. This will be an important consideration when looking at alternative permanent locations for users.

4.3.3 There is a possibility that part of the site may be required for a new school in the future. This possibility will need to be considered positively alongside the decision of Executive Board about the future of the West Park Centre. Further work would be necessary to test how a school could fit on any available land at this site.

4.4 Resources and value for money

4.4.1 Capital costs and valuations have been produce for both options. The West Park site has development potential for housing and has been valued on that basis. The plan at Appendix 5 shows the proposed boundary for disposal if a new community centre is built on site, which is the area outside the Jubilee Playing Fields area.

4.4.2 The immediate capital implications from the options set out in this report are:

	Option 1			Option 2
	Full Refurbishment (Green Scheme)	Moderate Refurbishment (Amber Scheme)	Minimum Health & Safety Works (Red Scheme)	Full demolition and new 300m2 community facility built
Arup estimated construction cost at Q1 2013	£3,407,931	£2,060,907	£1,204,418	£1,038,972
Tender inflation from Q1 2013 to Q1 2014 = 2.2%	£74,974	£45,340	£26,497	£22,857
Sub total for construction work	£3,482,905	£2,106,247	£1,230,915	£1,061,829
Professional fees = 15%	£522,436	£315,937	£184,637	£159,274
Surveys, investigations, permissions	£35,000	£35,000	£35,000	£25,000
Sub total construction and fees	£4,040,341	£2,457,184	£1,450,552	£1,249,104
Project contingency = 5%	£202,017	£122,859	£72,528	£62,305
Estimated total cost	£4,242,358	£2,580,043*	£1,523,080*	£1,308,409
Potential capital receipt (mid point from estimated range)	£2,200,000	£2,200,000	£2,200,000	£2,900,000

£2,000,000- £2,400,000)				
Net cost to Council	£2,042,358	£380,043	-£676,920	-£1,591,591

* does not include the significant costs of maintenance work that would be required within a relatively short period of time

The total estimated capital receipt from disposal of the West Park site is estimated in the region of £2.9m gross, leaving a surplus, some of which could be used to provide an alternative base for city wide users, or the revenue equivalent to cover rental costs.

- 4.4.3 Any capital receipt from disposal of the site would need to be ring-fenced to reinvest in the preferred option.
- 4.4.4 The demolition works and any refurbishment of the existing West Park Centre or new community centre construction would need to be carried out prior to disposal, so would have to initially be funded from the general capital programme until the income from disposal could be realised. Executive Board should note that if it is minded to approve the recommendations contained in the report, that the £0.613m estimated cost of demolishing the West Park Centre is contained in the demolition budget as detailed in the Capital Programme Quarter 1 Update Report 2013-16 detailed elsewhere on the agenda of this meeting.

4.5 **Legal Implications, Access to Information and Call In**

- 4.5.1 It has been suggested that there are restrictive covenants on the site. This was looked into in 1994 when the Council received an opinion from counsel into the enforceability of restrictions contained in the 1947 conveyance. This opinion stated that the restrictions are statements of intent not contractual obligations or covenants and they could not be binding against the Council or a purchaser from the Council.
- 4.5.2 There are no implications for Access to Information.
- 4.5.3 The report is subject to Call In.

4.6 **Risk Management**

- 4.6.1 The costs for Option 1 works to be carried out to the recommended level exceed the anticipated capital receipt by over £2m, causing an unbudgeted financial pressure.
- 4.6.2 To carry out the bare minimum works necessary to reopen the building carries the risk that over and above the £1.5m investment, the building will still require considerable building and repair works in the near future. The overall cost would be higher if works are carried out in stages. Investing such a significant sum in a building that would still be poor quality is not considered a wise use of public money. Additionally, there could be no guarantee that the building's condition would not lead to future closures.

- 4.6.3 The middle ground approach would see all the absolutely essential works carried out and would also address deficiencies within the building, such as repairs to the heating distribution and window replacement. The total cost of this option would be almost £2.6m, but would leave issues such as recommended works to the roof and upgrade of the heating system to modern efficiency standards undone. It is difficult to justify spending such a significant amount of money on a building that still required further roofing works, upgrade of its heating system, improved internal finishes and some asbestos removal.
- 4.6.4 Option 2 carries the risk that the proposed specification for the replacement community facility will not meet the local community's needs and that costs may increase. Detailed consultation needs to take place with the local community to ensure their needs are met. If there is a surplus from the West Park site disposal, this might be needed to address any increase in costs.
- 4.6.5 There is a further risk that the replacement centre is under-used. An analysis of previous West Park Centre users and their current situation (attached at Appendix 2) shows only a limited number that are dissatisfied and that have a local connection. The value for money of spending £0.8m on a replacement community facility needs careful consideration in this context.
- 4.6.6 Finding alternative venues that are suitable for all city wide users has proved a challenge. There is a risk that no single venue will be found and groups have to hire various facilities throughout the city. One of the difficulties groups have had is finding suitable venues at costs similar to those charged previously at West Park. This risk could be mitigated by considering providing financial support towards occupancy costs.

5 Conclusions

- 5.1 The West Park Centre has been a popular local and city wide resource, particular for arts and music organisations since the buildings ceased to be used as a school. The condition of the centre has deteriorated over time and the building was closed urgently and temporarily by the Acting Chief Asset Management Officer for safety reasons in Autumn 2012; a matter which has been referred to Scrutiny. Users have been relocated temporarily to alternative locations either locally or elsewhere in the city, although not all of these users would be happy if these temporary arrangements were to become permanent should that be necessary.
- 5.2 Some of the centre's users are unhappy and have formed the West Park Centre Campaign Group. The group made a deputation to Full Council in May and made five points in support of the centre re-opening. These points should be considered as part of the decision about the centre's future.
- 5.3 A number of options were brought to Executive Board in February 2013. Executive Board asked for two to be worked up in more detail and brought back to this meeting.

Option 1

- 5.4 In conclusion about Option 1, carrying out the recommended level of works to give the building a meaningful lifespan (the Green option in the Arup report) is prohibitively expensive at £4.2m and would leave an unbudgeted shortfall of over £2m. Therefore this option is not recommended, especially in the context of the Council's overall budget pressures.
- 5.5 Efforts have been made to establish a basic minimum version of this option whereby the partial demolition takes place and the remaining building is made safe. The consultants estimate that this could cost £1.5m (including fees / contingencies). This is the Red option in the Arup report. However, the consultants would not recommend this approach as the building would still require significant backlog maintenance and further considerable works would be needed to the building in the near future. This approach would see a significant investment in a building that would still not be fit for purpose.
- 5.6 A middle ground approach (Amber option in the Arup report) has also been considered that would see the building made safe and repairs carried out to parts of the roof and the heating system. However, these repairs would result in a building that was still far from up to modern standards and would still have on-going maintenance requirements. The cost of these works would be quite high, c£2.6m. Officers do not recommend this option as it does not provide value for money.
- 5.7 A small number of users have found it difficult to find alternative venues. The main cultural users have been able to find temporary alternative accommodation, albeit not necessarily all ideal for the longer term. However, the use by very local groups to West Park is limited. Some groups draw their volunteers from the local area because they are based there and have some attendees who are used to not travelling for their services. There may be alternative solutions for those users requiring the large spaces that the West Park Centre has. This might include, for example, consideration of other large halls in the City for the orchestral and choral uses. There are other facilities in the local area that provide the hall spaces required such as Beckett Park Community Centre, West Park United Reformed Church, Iveson Primary School and St Chad's Church and Parish Centre.
- 5.8 Whilst the aspirations of some of the users of West Park would be met by investing the minimum level (estimate is £1.5m) to re-open the building, this approach is not recommended by officers. The reason for this is that expenditure at this level is still quite high but would not be a long term solution, therefore providing poor value for money and the potential that further works will be required in future, at least to the level of the minimum level that Arup would recommend (£2.6m).

Option 2

- 5.9 Option 2 provides a more affordable cost solution within the estimated level of receipt from disposal of part of the site. Under this option, it could be that £0.8m (the main new build element of the cost) is used to provide a new facility for the smaller group uses or it could be used to invest in facilities at another site in the area so the balance of needs can be provided locally. Should this option be agreed, further work would be done to ensure that the potential replacement is

meeting a need that cannot be met in any other way. In this scenario, some support would still need to be given to the larger hall users to enable them to find an acceptable long term solution.

- 5.10 A decision to build a new community facility, albeit a replacement one, or to invest significant sums in refurbishment of the West Park Centre should be considered in the context of recent years' very challenging budget circumstances for the Council. Specifically the recent asset review's focus is to reduce Council assets and ensure that retained assets are well maintained and fit for purpose.
- 5.11 The West Park Centre was closed urgently on a temporary basis for health and safety reasons. However, faced with potentially significant costs to put right in difficult circumstances, it has been necessary to consider whether there are alternative ways to provide for the existing users without incurring such significant capital expenditure at this time.
- 5.12 In conclusion, officers do not recommend Option 1 as it cannot be demonstrated as a wise use of Council resources, in current circumstances, as spending Council money wisely and does not balance financially if delivered to the full extent identified by Arup at £4.5m. If Executive Board is minded to agree with this conclusion, it is recommended that further work is done to identify an acceptable alternative venue for users, including considering either providing a smaller new build community facility, financial assistance to resolve problems with current venues or scope to use and adopt alternative venues to suit the needs of those users where there are still outstanding difficulties as a result of the closure. In progressing the work to identify alternative accommodation, it is proposed that the Executive Member for Leisure and Skills will take the lead role in the consultation with the former cultural user groups identified in paragraph 3.26 above, in order to ensure that any accommodation solutions brought forward are value for money and best meet the needs of their operational requirements.

6 Recommendations

- 6.1 Executive Board is recommended to consider the points raised in the deputation to Full Council from the West Park Centre Campaign Group.
- 6.2 Executive Board is recommended to consider the assessment of the options outlined in this report and agree that:
- (i) the option for partial demolition of the West Park Centre and re-opening of the remainder is not progressed;
 - (ii) the West Park Centre is therefore demolished and authorisation to incur expenditure of £0.613m from Capital Scheme Number 16765/WES/000 on the proposed demolition of the West Park Centre is approved;
 - (iii) the Council makes available up to £0.8m of capital, financed from the receipt from the sale of the West Park Centre site, should it be required, to deliver solutions to meet the needs of the former users identified in paragraph 3.26 of the report which may include the

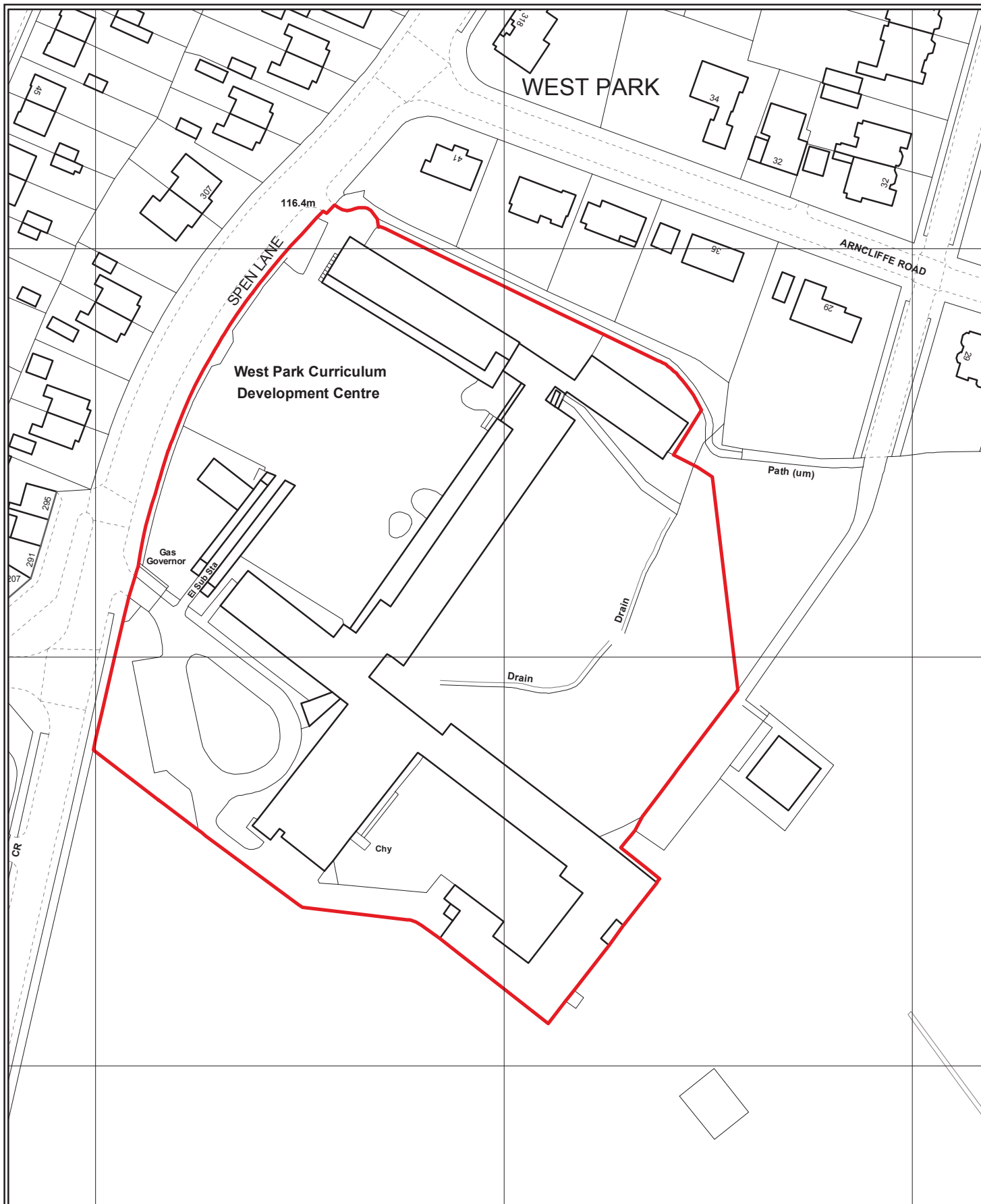
provision of a new build community facility or investment in an existing community building in the area and that the Executive Member for Leisure and Skills takes the lead role in the consultation process:

- (iv) subject to the outcome of (iii), to progress proposals for the disposal of the West Park site.

7 Background documents¹

7.1 Arup report April 2013

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.



**EXISTING SITE PLAN
WEST PARK CENTRE
SPEN LANE
WEST PARK
LEEDS LS16 5BE**

PREP BY M CHRISTIAN
DATE 26/03/2013
OS No SE2637NW
Scale 1:1,250
PLAN No 16322/M



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Ordnance Survey LA100019567

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Appendix 2 – Summary of Users

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Satisfied Groups					
Airedale/ Wharedale Dog Training	Scout Hut Horsforth	Have just secured a long arrangement with the scouts in Horsforth and she is satisfied with the venue. If the WPC was to reopen they would consider coming back but that depends on how successful the new accommodation is.			
Bootcamp Fitness (Oct-Mar)	Leeds Reformed Baptist Church, Headingley	Confirmed that they were generally happy with the new premises (although it is a little small). It's only used in the winter as activities in the spring/summer take place outdoors. He found the WPC expensive but would possibly consider going back if the conditions were right.			
Fitness Elemental Kickboxing	Priesthorpe School	Confirmed they are happy with new premises. It's good for training. The move has meant that they've lost some members and there is more competition in this area but they've managed to adjust OK.			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Green Monkey Film	Headingley Enterprise & Arts Centre Bennett Road Leeds, LS12 4NS	Confirmed that they are satisfied with HEART.			
Irish Arts Foundation	Headingley Enterprise & Arts Centre Bennett Road Leeds, LS12 4NS	confirmed that they were satisfied with their current accommodation and they are 'settling in nicely'. They would consider moving back to West Park but it would be dependent on the quality of the accommodation and the cost.			
Irish Dancing	Irish Centre	Confirmed that they would not return to the West Park Centre unless there was a hall wall of mirrors.			
Leeds Ballroom Dancers	St Margret's Church Horsforth	Confirmed that they are satisfied with the current accommodation and would only consider returning to the West Park Centre if there was a long term future as it has taken months to find suitable accommodation. They would consider the community centre if the hall was suitable.			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Leeds Contra Dance	Various	The group only used the West Park Centre for their larger events and only on an ad hoc basis.			
Pilates	Allerton High School	Confirmed that the current accommodation is OK but really misses the relaxed atmosphere of the WPC. She would definitely return to the centre or a potential community centre.			
School of Rock and Pop	Priesthorpe School Pudsey Leeds, LS28 5SG	Confirmed that they are happy adjusting to the new premises. Issues with the new premises are higher charges and loss of customers (which new customers have replaced).			
Watercolour Class	Meanwood Community Centre	Confirmed they are happy with current accommodation however the room is small so they have had to reduce the class accordingly. If more students took an interested she would have to look elsewhere.			
WNW Leeds Disability Network	Leeds Centre for Integrated Learning	Confirmed they have moved to St Chads and			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		<p>are satisfied with the current accommodation. They would look to return to the centre in either form (reopen or new community centre). They would like to be consulted in the future, particularly if community centre option goes ahead.</p>			
Paperbirds	Working from home	<p>Confirmed that they are satisfied working from home as they have very limited funding. They did not pay very much when accommodated at West Park Centre therefore they would only consider returning if the rent was affordable.</p>			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Groups Having Adjusted to New Premises					
Leeds Reformed Baptist Church	Own premises in Headingley	Met with Cllr Lewis 14/3/13. Moved back to own premises which are too small and have severe parking restrictions. Have a relatively small area within which they can be based. Have looked at alternatives but been unable to find anything suitable.			
Musical Arc	Meanwood Community Centre	Not happy with new premises because they feel isolated from the community that used to use the service, the premises are cold and they cannot gain access into the room they want to when they want to (need access at 11am but cannot access the room until 12 noon). She confirmed that she was part of a campaign group who want to see the WPC fully open and they feel the closure was mishandled.			
Northstar Kickboxing	The Cardigan Centre	Confirmed that the new premises are too small and			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		he has lost some clients and it does not have a good vibe. They would like somewhere bigger but he did not say it would have to be the WPC.			
Blah Blah Blah Theatre Co	Roundhay Road Resource Centre 233-237 Roundhay Road Leeds, LS8 4HS	Moved at end of Jan 13. Company not had much time to settle in as they have been in Germany since the closure. The new premises are not ideal but they are adjusting. Main issues are storage (as they are now having to pay), loss of integrated office (new office is below them) and parking.			
Gamblers Anonymous	West Park United Reformed Church	Confirmed they are adjusting to new premises but would prefer to be at the WPC. Issues with the new premises are that it is less convenient and that he has to open and close the building himself. They liked the caretaker facility at the WPC. Suggested that the best option for the WPC would be to knock the whole thing down and			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Leeds Branch Scottish Royal Country Dance		have a developer (such as a housing association) build new houses and provide a new community site on the site.			
Leeds Branch Scottish Royal Country Dance	Adel Methodist Church Hall, LS16 plus various other sites	Confirmed that the WPC was used to host their main social dance every third Saturday in the month. They have not been able to host these dances since the closure but St Chads Church main hall is adequate for their social dance but they cannot book it. If the WPC was reopened they would definitely look to rebook.			
Leeds Youth Service	West Park United Reformed Church	Confirmed that the space is limited at their current accommodation and they are concerned that youths that turn up late for sessions are creating issues for other groups using the church. They would look to return to the West Park Centre.			
Victim Support	Various	Part of a city wide service. Services provided at other			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Yorkshire Late Starters Strings	Allerton High School	venues which were already used. Confirmed they are happy at their new premises although they would prefer to be at the WPC. Issues have been using the new premises on a Sunday and them charging commercial rates. Need storage. Miss links with other musical groups.			

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
Leeds Festival Chorus	St Chad's Parish Church	Met with Cllr Lewis 14/3/13. Church is too cold and acoustically unsuitable. Need storage space. Prefer to be near universities to try and attract younger members.	<p>Groups with Outstanding Property Requirements</p> <p>St Chad's Church (current) – too cold in winter. No storage</p> <p>Grammar School at Leeds – only Tebbs room in Music centre could be guaranteed, not the halls. No storage. Prefer to be near Headingley.</p> <p>Pudsey Civic Hall – Unavailable on preferred evening (Wednesday)</p> <p>Iveson Primary School - Unavailable on preferred evening (Wednesday)</p>	<p>Temperature - Provide funding for heaters Storage – needs to be on site, no availability</p> <p>Tebbs room is smaller than the hall at West Park, although likely to be big enough. Only available on Mondays. Group would have to compromise on space. Storage – needs to be on site, no availability. Location – Group would have to compromise.</p> <p>Group would have to change rehearsal evening and compromise on location.</p> <p>Group would have to change rehearsal evening.</p>	<p>If rehearsal evening can be changed, then Iveson Primary School offers the best compromise.</p> <p>If rehearsal evening can't be changed then St Chad's Church offers the best compromise. LCC could provide funding towards addressing heating issues. Group would have to compromise in terms of storage.</p>
Leeds Symphony Orchestra	St Chad's Parish Church	Met with Cllr Lewis 11/3/13 (same contact as West Riding Opera). St Chad's is cold and poor acoustically. There is no storage. Have visited	<p>St Chad's Church (current) – too cold in winter. No storage</p> <p>Grammar School at Leeds</p>	<p>Temperature – provide funding for heaters. Storage – needs to be on site, no availability.</p> <p>Room too small for a full</p>	

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		numerous other sites (30+) to seek an alternative, but nothing suitable found	<p>– only Tebbs room in Music centre could be guaranteed, not the halls. No storage.</p> <p>Pudsey Civic Hall – Unavailable on preferred evening (Monday)</p> <p>Iveson Primary School - No storage, parking may be insufficient</p>	<p>rehearsal. No storage available, although may be able to use school's instruments.</p> <p>Venue suitable. Would have to change rehearsal evening.</p> <p>School may allow very limited storage on site. We would need to fund cupboard.</p> <p>Parking would need to be managed on site.</p>	
Leeds Talking Newspaper	None	Leeds Talking Newspaper have specific requirements in terms of being able to have their own store and an acoustically isolated area. Working with colleagues in Adult Social Care to try and source alternative venue.	Beckett Park Community Centre	Appears Suitable	
West Riding Opera	St Chad's Parish Centre	Met with Cilr Lewis on 11/3/13 (same contact as Leeds Symphony Orchestra). St Chad's is not ideal acoustically. There is no storage. Have	St Chad's Parish Centre (current) – acoustics not ideal. No storage	Possibility of funding being provided to improve acoustics. Possibility that one of the rooms be let long term to provide storage at LCC expense.	

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		visited numerous other sites (30+) to seek an alternative, but nothing suitable found.	<p>St Chad's Church – too cold in winter, no storage, unavailable on Wednesdays (Leeds Festival Chorus use).</p> <p>Grammar School at Leeds – only room in Music centre could be guaranteed, not the halls. No storage. Only available on Mondays.</p> <p>Pudsey Civic Hall – Unavailable on preferred evening (Wednesday)</p> <p>Iveson Primary School - Unavailable on preferred evening (Wednesday)</p>	<p>Heaters could be provided to ease temperature issues. No storage availability on site. Would need to change rehearsal evening.</p> <p>Tebbs room would be large enough for the group, although smaller than they are used to. Would have to compromise on storage.</p> <p>Venue suitable. Would have to change rehearsal evening.</p> <p>Would have to change rehearsal evening. School may accommodate limited storage. LCC would have to fund cupboard.</p>	
YAMSEN	West Park United Reformed Church	Various meetings/correspondence with Victoria Jaquiss and Diane Paterson. Had a	West Park United Reformed Church – hall space limited, lack of parking and no storage.	Hall can't be extended, group would have to compromise on use/attendee numbers.	

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		<p>permanent base in WPC. Struggling to continue with service delivery. Need a larger hall and storage space. Volunteers all live locally and not prepared to travel away from Headingley/West Park area. Require large hall and numerous smaller spaces. Need storage space (quite large given size of some instruments). Would prefer all of WPC re-opening.</p>		<p>A storage solution is being considered alongside Artforms at City of Leeds School (YAMSEN's preferred location for storage).</p>	

Hirer	New Location	Comments	Possible Alternatives / Issues	Possible Solutions	Recommendation
		Unable to Contact			
Yoga Class	No longer in operation				
Free Range Choir	Adel Primary School				
NHS Stop Smoking	West Park United Reformed Church				
Phoenix Concert Band	Grammar School at Leeds				
School Home Support Service	St Chad's Parish Centre				
West Yorkshire Symphony Orchestra	City of Leeds School				
Zumba	Leeds Reformed Baptist Church Headingley				

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DEPUTATION THREE – WEST PARK CENTRE CAMPAIGN GROUP

THE LORD MAYOR: Good afternoon and welcome to today's Council meeting. Please now make your speech to Council, which should not be longer than five minutes, and please begin by introducing the people in your Deputation.

MS V JAQUISS: Good afternoon. I am from the West Park Centre Campaign. On my right is Mavis West; on my left are Douglas and Anne Gilliam. I am Victoria Jaquiss.

My Lord Mayor and fellow Councillors, even though you are not discussing it today, I would to thank you for giving me the opportunity to present the case for getting the West Park Centre up and running as soon as possible. I am only speaking here only on behalf of the charities and community groups.

I would like to make five points

On November 5th 2012, a hundred or so of us turned up as usual for work only to be called into an extraordinary meeting. Here, in the main hall we were that the centre's electrics had been condemned, and we were to pack enough equipment to last two months and then leave. The Council groups there were immediately given a previously mothballed room in Merrion House.

Then it we were asked to pack everything; pack away 20 years' worth of bags, filing cabinets, gamelan, resonance boards, cupboards-full of costumes, and we were given three days to do it in. Then when we did not do it in three days we were given three weeks.

We were 30-plus displaced organisations amounting to 2,000 or so regular users including, of course, all the Council services and then all the charities, who had bumped along in harmony with each other for decades, and now who hardly or never meet at all.

It is fair to say that we were taken aback the manner of the so-called "temporary closure". One minute the electrics needed fixing and the next minute there was a consultation on the building's entire future. Not only were we asked to leave with nowhere (or nowhere suitable) to go, but six months later we are still operating from our garages and spare rooms.

The next point is about the numbers and types of people affected. We feel that the numbers of users and how the centre was in demand has been under-estimated. The last report talks about under use; not so. The place was buzzing from morning to late evening. What was lovely about the West Park Centre and what made it so special was the combinations of arts and sports, education and leisure, adults and children, disabled and able-bodied. Groups included the Travellers' Education Service, children and adults with Special Additional Needs, the unions, self-help groups such as Gamblers Anonymous, and all day Sunday, every Sunday, the Church filled the Centre; many groups of vulnerable people and all surrounding the wonderful foyer for all the serendipitous meetings.

The next point I want to talk about is what a wonderful, practical building design it is. At the end of three spurs and in the middle there are four really good performance spaces - the former gyms, the rehearsal room, studio and the main hall. The main hall's acoustics are good, in fact they have been recently improved. Many, many toilets, including disabled adapted. YAMSEN and ArtForms Music Service installed a multi-sensory classroom at one

end of the centre and it was sad to see the result of ten years' planning taken down in just one morning. Storage – there is exceptional and absolutely vital storage – there was PE equipment, the orchestra's shared instruments, the opera's costume cupboards and a car park, and you cannot under-estimate a good car park. It would fit a 100 piece orchestra or a fleet of minibuses for the disabled, and with disabled access.

The fourth point I would like to make about West Park is its geography. It serves as a base for city-wide and regional work. It is a happy accident, but its geography near Leeds Ring Road is on best bus routes (1, 56, 96 and so on) and players and workers would come from as far away as Scarborough for the orchestras and from Sheffield for YAMSEN. The aspect to the West Park Centre has been significant too. It is an open aspect, surrounded by woodlands and playing fields and that gives you an extra feeling of security and it is also very convenient for a lovely parade of shops up there.

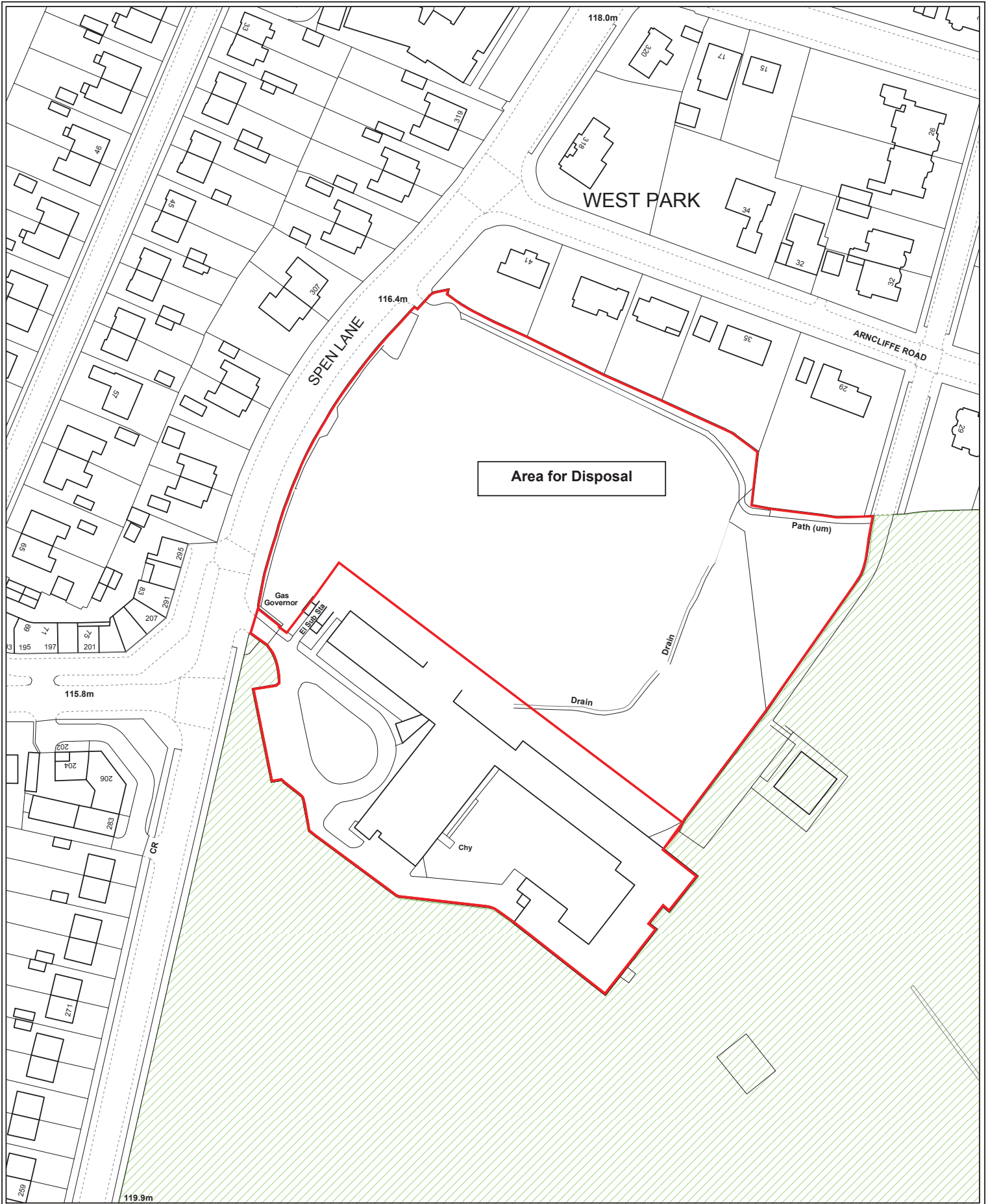
My last point is about West Park, the Accidental Inclusive Arts Centre. It did not start as a plan; it just grew. It was 25 years-plus in the making, groups developing links with each other. The Music Service and the music charities worked together and when we had a Christmas sing-along, the Northern Ballet sent two dancers to play for the kids, the orchestras shared their timpani, etc, etc.

The Council petition that we ran collected over 500 signatures in the two weeks that it was live. There are organisations (such as ourselves at YAMSEN) still unplaced or not satisfactorily placed. There are children and adults with special needs who are missing the hall and their regular rehearsals and there are orchestras missing the hall, the space, the storage - all the reasons that they chose West Park in the first place.

I am here today on behalf all these groups and on behalf of people who cannot speak for themselves. We need the £170,000 - or whatever it takes, really - spending on the electrics, and we need to get back into the building which, until this year, never suffered from the regular petty vandalism that is beginning to appear.

THE LORD MAYOR: Please will you make your final point, Ms Jaquiss, we have got to the end of the five minutes.

MS JAQUISS: In the first instance, we need to get back into West Park Centre and then we would be more than happy to plan for the future, whether it be as a CIC or staying within the Council. Thank you very much. *(Applause)*



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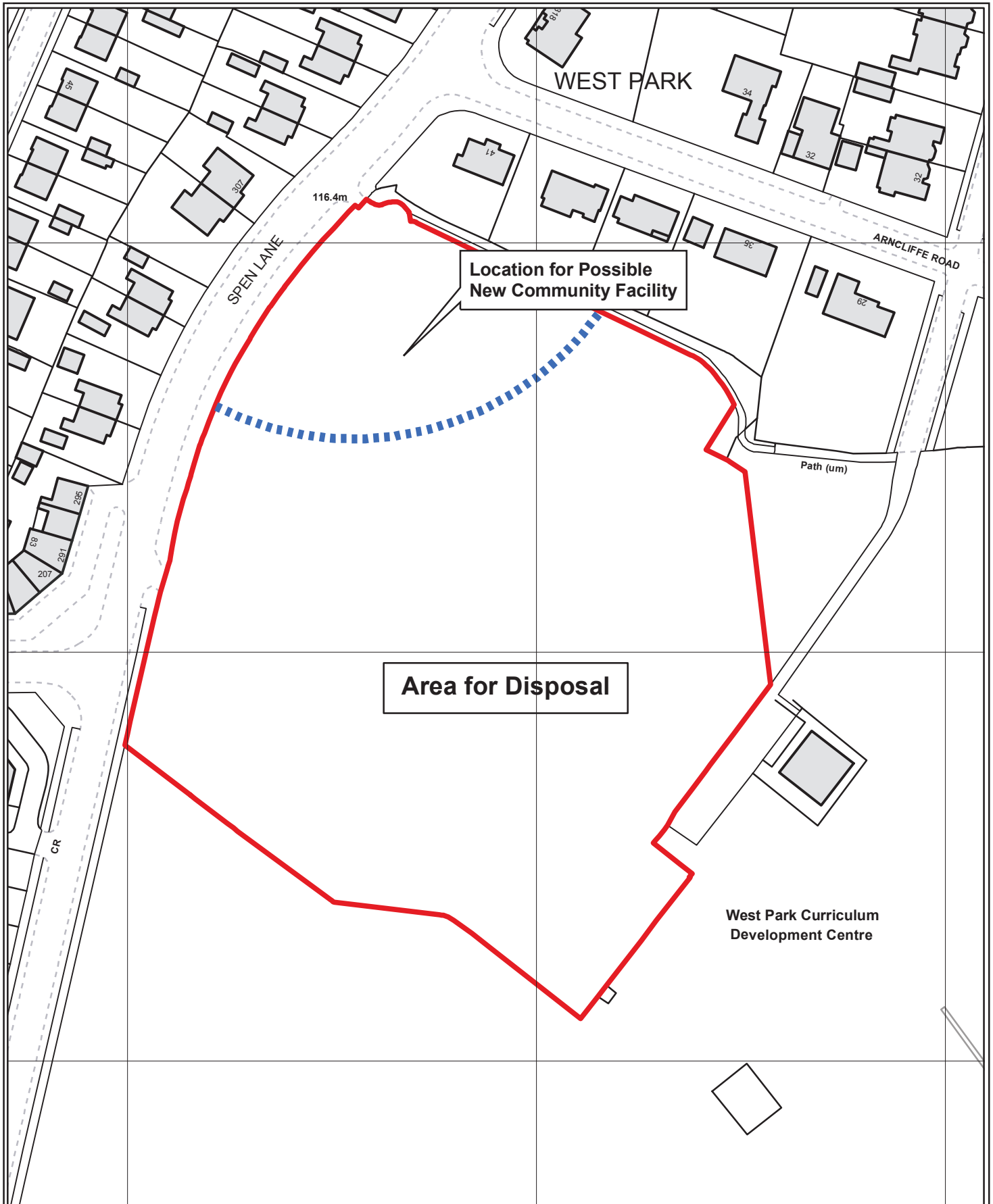
**WEST PARK CENTRE
SPEN LANE
WEST PARK
LEEDS LS16**

PREP BY M.CHRISTIAN
DATE 29/05/2013
OS No SE2637NW
Scale 1:1,000

PLAN No 16322/Q



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Leeds
CITY COUNCIL

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Ordnance Survey LA100019567

**WEST PARK CENTRE
SPEN LANE
WEST PARK
LEEDS LS16 5BE**

PREP BYM CORDINGLEY
DATE 29/05/2013
OS No SE2637NW
Scale 1:1,250
PLAN No 16322/R



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Equality, Diversity, Cohesion and Integration Impact Assessment



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration. In all appropriate instances we will need to carry out an equality, diversity, cohesion and integration impact assessment.

This form:

- can be used to prompt discussion when carrying out your impact assessment
- should be completed either during the assessment process or following completion of the assessment
- should include a brief explanation where a section is not applicable

Directorate: City Development	Service area: Asset Management
Lead person: Stacey Walton	Contact number: 0113 22 43406
Date of the equality, diversity, cohesion and integration impact assessment:	

1. Title: West Park Centre Option Appraisal
Is this a:
<input type="checkbox"/> Strategy /Policy <input checked="" type="checkbox"/> Service / Function <input type="checkbox"/> Other
If other, please specify

2. Members of the assessment team:

Name	Organisation	Role on assessment team e.g. service user, manager of service, specialist
Stacey Walton	LCC, City Development, Asset Management	Project Assistant
Neil Charlesworth	LCC, City Development, Asset Management	Project Manager
Adrian Dean	LCC, City Development, Asset Management	Equality Representative

3. Summary of strategy, policy, service or function that was assessed:

This EIA should be read in conjunction with the Executive Board paper (West Park Centre Options Appraisals) for detailed background information.

The two options from the report have been appraised in terms of equity, diversity, cohesion and integration which are detailed below:

Option 1 –Partial demolition of the West Park Centre and re-opening of the remainder

This would have a positive impact on the all users but particularly YAMSEN who have a current strong volunteer team from the local area. The majority of service providers and their users are from the West Leeds area however YAMSEN work with disabled young people and adults from across the whole city with a good reputation to attract volunteers outside West Leeds.

The DDA access to the current building is not to current standard and would benefit from improvements to access.

The Leeds Reformed Baptist church who used the main hall every Sunday before the closure could re-establish themselves in the centre.

The varied numbers of businesses and services using the centre created a cultural hub which was lost when the centre was shut for health and safety reasons. There is no reason to believe this could not be re-established.

Option 2 – Demolition of the West Park Centre and decant city wide services elsewhere with a local community facility developed on the existing site

Although this option would have a negative impact in terms of the volunteers, providers and users living within West Leeds, this could be mitigated by building a smaller community centre on site.

If the new community facility was sufficient in size to accommodate the large congregation of the Leeds Reformed Baptist Church members and the disabled users of YAMSEN, these organisations could be re-established in West Park.

4. Scope of the equality, diversity, cohesion and integration impact assessment

(complete - 4a. if you are assessing a strategy, policy or plan and 4b. if you are assessing a service, function or event)

4a. Strategy, policy or plan

(please tick the appropriate box below)

The vision and themes, objectives or outcomes	<input type="checkbox"/>
The vision and themes, objectives or outcomes and the supporting guidance	<input type="checkbox"/>
A specific section within the strategy, policy or plan	<input type="checkbox"/>
Please provide detail:	

4b. Service, function, event please tick the appropriate box below	
The whole service (including service provision and employment)	<input checked="" type="checkbox"/>
A specific part of the service (including service provision or employment or a specific section of the service)	<input type="checkbox"/>

Procuring of a service (by contract or grant) (please see equality assurance in procurement)	<input type="checkbox"/>
Please provide detail:	

<p>5. Fact finding – what do we already know Make a note here of all information you will be using to carry out this assessment. This could include: previous consultation, involvement, research, results from perception surveys, equality monitoring and customer/ staff feedback.</p> <p>(priority should be given to equality, diversity, cohesion and integration related information)</p> <p>A consultation exercise was undertaken with the West Park Centre users and wider local community in November/December 2011 in the form of feedback forms which established that the local community valued the West Park Centre in terms of the services but rarely used the facility.</p> <p>Current users such as YAMSEN value the location of the centre and have built up a strong voluntary workforce from the local area. YAMSEN can be from any part of the city but the nature of it's location has meant a number are from the west leads area. This has also been replicated by Artform users who use the centre to learn, rehearse and perform are generally from the West Leeds area.</p> <p>Are there any gaps in equality and diversity information Please provide detail:</p>
Action required:

<p>6. Wider involvement – have you involved groups of people who are most likely to be affected or interested</p>
<p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </p> <p>Please provide detail:</p> <p>Public consultation took place at the end of 2011 in the form of a questionnaire, open evening and one to one meeting with services and businesses using the centre. Please refer to appendix 2 in the Executive Board report.</p>

Action required:
No further action required.

7. Who may be affected by this activity?
 please tick all relevant and significant equality characteristics, stakeholders and barriers that apply to your strategy, policy, service or function

Equality characteristics

<input type="checkbox"/> Age	<input type="checkbox"/> Carers	<input checked="" type="checkbox"/> Disability
<input type="checkbox"/> Gender reassignment	<input type="checkbox"/> Race	<input checked="" type="checkbox"/> Religion or Belief
<input type="checkbox"/> Sex (male or female)	<input type="checkbox"/> Sexual orientation	
<input type="checkbox"/> Other		

(for example – marriage and civil partnership, pregnancy and maternity, social class, income, unemployment, residential location or family background, education or skills level)

Please specify:

Stakeholders

<input checked="" type="checkbox"/> Services users	<input checked="" type="checkbox"/> Employees	<input type="checkbox"/> Trade Unions
<input checked="" type="checkbox"/> Partners	<input type="checkbox"/> Members	<input type="checkbox"/> Suppliers
<input type="checkbox"/> Other please specify		

Potential barriers.

<input checked="" type="checkbox"/> Built environment	<input checked="" type="checkbox"/> Location of premises and services
<input type="checkbox"/> Information and communication	<input checked="" type="checkbox"/> Customer care
<input type="checkbox"/> Timing	<input type="checkbox"/> Stereotypes and assumptions

Cost

Consultation and involvement

specific barriers to the strategy, policy, services or function

Please specify

8. Positive and negative impact

Think about what you are assessing (scope), the fact finding information, the potential positive and negative impact on equality characteristics, stakeholders and the effect of the barriers

8a. Positive impact:

The positive impacts are dependent on the Executive Board decision on the best option to pursue. Positive impacts are re-establishing a cultural hub in West Leeds, continuing and building on the strong volunteering team for YAMSEN in West Leeds and establishing a new cultural link and hub in another area of the city helping to promote community cohesion.

Action required:

Executive Board decision.

8b. Negative impact:

The negative impacts would be the loss of a valued building and service currently at the West Park Centre however this could be mitigated with the re-provision of a community centre on the cleared site.

Action required:

Executive Board decision.

9. Will this activity promote strong and positive relationships between the groups/communities identified?

Yes No

Please provide detail:

Action required:
Dependant on Executive Board decision.

10. Does this activity bring groups/communities into increased contact with each other (e.g. in schools, neighbourhood, workplace)?

Yes No

Please provide detail:

Action required:
Dependant on Executive Board decision.

11. Could this activity be perceived as benefiting one group at the expense of another?

Yes No

Please provide detail:

Action required:

12. Equality, diversity, cohesion and integration action plan
 (insert all your actions from your assessment here, set timescales, measures and identify a lead person for each action)

Action	Timescale	Measure	Lead person

13. Governance, ownership and approval

State here who has approved the actions and outcomes from the equality, diversity, cohesion and integration impact assessment

Name	Job Title	Date

14. Monitoring progress for equality, diversity, cohesion and integration actions (please tick)

As part of Service Planning performance monitoring

As part of Project monitoring

Update report will be agreed and provided to the appropriate board
Please specify which board

Other (please specify)

15. Publishing

Date copy sent to Equality Team

Date published

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EXECUTIVE BOARD

WEDNESDAY, 17TH JULY, 2013

PRESENT: Councillor K Wakefield in the Chair

Councillors J Blake, A Carter, M Dobson,
S Golton, P Gruen, R Lewis, L Mulherin,
A Ogilvie and L Yeadon

DEVELOPMENT AND THE ECONOMY

30 West Park Centre Options Appraisal and Response to West Park Centre Campaign Group Deputation to Council

Further to Minute No. 4, 19th June 2013, the Director of City Development submitted a report which enabled the Board to consider and determine the future of the West Park Centre, in the context of the outcome of the assessment of two options, which had been explored, as requested by Executive Board in February 2013. In addition, the report provided a response to the deputation to Full Council on 8th May 2013 from the West Park Centre Campaign Group.

As resolved by Executive Board on 15th February 2013, the two options further explored were as follows:

Option 1: partial demolition of the West Park Centre with refurbishment and re-opening of the remainder;

Option 2: demolition of the West Park Centre and decant of city-wide services elsewhere with a local community facility developed on the existing site.

Emphasis was placed upon the fact that all users of the centre who were yet to find alternative accommodation would be provided with the necessary support to identify suitable premises or rehearsal space for their use in the future, and it was requested that an update be submitted to a future Board meeting in respect of progress being made to accommodate all relevant users of the West Park Centre.

The value of the West Park Centre building, as an important focal point and asset for the community was highlighted by a Member.

RESOLVED –

- (a) That the points raised in the deputation by the West Park Centre Campaign Group to Full Council on the 8th May 2013 be noted.

- (b) That having considered the assessment of the 2 options outlined within the submitted report, the following be approved:
- (i) the option detailed within the submitted report for partial demolition of the West Park Centre and reopening of the remainder is not progressed;
 - (ii) the West Park Centre is therefore demolished and authorisation to incur expenditure of £613,000 from Capital Scheme Number 16765/WES/000 on the proposed demolition of the West Park Centre is approved;
 - (iii) the Council makes available up to £800,000 of capital, financed from the receipt from the sale of the West Park Centre site, should it be required, to deliver solutions to meet the needs of the former users as identified within paragraph 3.26 of the submitted report, which may include the provision of a new build community facility or investment in an existing community building in the area, with the Executive Member for Leisure and Skills taking the lead role in the accompanying consultation process;
 - (iv) subject to the outcome of resolution (iii) above, to progress proposals for the disposal of the West Park site.
- (c) That an update report be submitted to a future Board meeting in respect of progress being made to accommodate all relevant users of the West Park Centre.

(Under the provisions of Council Procedure Rule 16.5, Councillor A Carter required it to be recorded that he abstained from voting on the matters included within this minute, whilst Councillor Golton required it to be recorded that he voted against the matters included within this minute)

DATE OF PUBLICATION: 19TH JULY 2013

**LAST DATE FOR CALL IN
OF ELIGIBLE DECISIONS:** 26TH JULY (5.00 P.M.)

(Scrutiny Support will notify Directors of any items called in by 12.00 noon on Monday, 29th July 2014)