

**Report of the South East Area Officer**

**Report to the Assistant Chief Executive (Citizens and Communities)**

**Date: 10 November 2015**

**Subject: Community centre – Consultation outcome**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): City & Hunslet, Rothwell, Ardsley & Robin Hood, Morley North, Morley South, Kippax & Methley, Cross Gates & Whinmoor, , Weetwood, Otley & Yeadon, Bramley & Stanningley,		
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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

**Summary of main issues**

1. In November 2014 Executive Board approved a report on the future of a number of community centres and asked the Assistant Chief Executive (Citizens and Communities) to undertake a formal consultation on the future of those centres.
2. The purpose of this delegated decision is to publish the outcome of the consultation and to indicate further decisions which the Council will make.
3. In the case of two buildings the proposed solution is to close the building and those decisions will be the subject of a report to Executive Board.

**Recommendations**

4. That the Assistant Chief Executive (Citizens and Communities) approves the Delegated Decision to report the outcome of the consultation.

## **1 Purpose of this report**

1.1 The purpose of this report is to provide a summary of the formal consultation concluded on the future of the following community centres

- St Gabriel's Community Centre, Fall Lane, East Ardsley
- Bramley Community Centre, Waterloo Lane, Bramley
- Old Cockburn Sports Hall, Primrose Lane, Hunslet
- Kippax Youth Centre, known as the Kippax Kabin, Cross Hills, Kippax
- Gildersome Youth Club Street Lane, Gildersome
- Lewisham Park Centre, Clough Street, Morley
- Weston Lane Community Centre, Weston Ridge, Otley
- Windmill Youth Centre, Marsh Street, Rothwell
- Fieldhead Youth and Adult Centre, Naburn Approach, Whinmoor
- Meanwood Community Centre, Stainbeck Avenue, Meanwood

## **2 Background information**

2.1 In November 2014 Executive Board approved a report on the future of a number of community centres and asked the Assistant Chief Executive (Citizens and Communities) to undertake a formal consultation on the future of those centres.

2.2 The consultation process commenced in December 2014 and ran until March 2015, with extensions to the period for the centres located in the West of the city. Consultation involved ward members, centre users, and other interested parties.

2.3 Initial notification of the consultation was sent to regular centre users, ward members, MPs, relevant parish councils, local community organisations and interested council services. The consultation was also publicised through social media. Information was provided on levels of usage, costs for each centre and backlog maintenance figures.

2.4 Comments were sought relating to options for increasing usage, ways to increase income and reduce costs, alternative management models, building condition and suggested facility improvements. Comments were also sought on the better use of other local assets for community use.

2.5 Public consultation events were held at each centre with bespoke questionnaires used, relating to the particular issues at each centre. Events were a mixture of drop in sessions and public debates. Where proposed options had been developed through responses to the consultation and discussions with ward

members and user groups, views were sought on these options at the public events.

2.6 The relevant Community committees were consulted as detailed at appendix 1.

### 3 Main issues

3.1 The conclusion for each building is as follows

#### St Gabriel's Community Centre

The use of this building had grown, and the costs to the Council had declined. It was felt that the Council should continue to run the building, but with increased input from the local community group. The costs to the Council have fallen as is shown below. Asset management colleagues will be asked to prepare an appropriate agreement with the church trustees which will allow the Council to continue to use the building as a community centre. Centre to remain part of the portfolio subject to future reviews in 3 years time.

Net Costs 2013/14	Net Costs 2014/15	Forecast Net Costs 2015/16
£7,296	£2,051	£5,200

#### Bramley Community Centre

The future of this building is linked to wider asset considerations in this ward, which are being worked through. This process is being led by Asset management, and is influenced by a wide range of service and property options, including considerations of a community hub for this locality. It is sensible for the future of the community centre to be part of this wider local review. Ward members support this approach. Proposals will be taken to Asset management Board.

Net Costs 2013/14	Net Costs 2014/15	Forecast Net Costs 2015/16
£48,113	£40,723	£39,947

#### Old Cockburn Sports Hall

Local councillors and community representatives have concluded that an asset transfer would be the best approach to secure the future of this building. A formal decision has been taken to pursue this option by the Assistant Chief Executive (Citizens and Communities) on 13th July 2015. The Director of Development considered this issue at Property panel on 8<sup>th</sup> September 2015. An expression of Interest was published on 1<sup>st</sup> October 2015 and is available on the Council website. It is envisaged that any community organisation taking over the building may require diminishing grant funding from the Council to build a sustainable business plan. This will be considered in the final report to Executive Board.

Net Costs 2013/14	Net Costs 2014/15	Forecast Net Costs 2015/16
£29,849	£14,975	£14,059

### **Kippax Youth Centre, known as the Kippax Kabin,**

The poor condition of this building, and the limited numbers of users, who can be accommodated elsewhere, leads to the proposal that this building should close. This will be subject to an Executive Board decision in November 2015. Local Councillors are supportive.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£8,787</b>	<b>£14,681</b>	<b>£15,388</b>

### **Gildersome Youth Club**

Local Councillors with users have proposed that this building closes, and there should be reinvestment from the sale of this building into improvements to the Gildersome meeting hall, to meet the needs of Youth Club users. This will be subject to an Executive Board decision in November on closure, and subsequent decisions made under the relevant scheme of delegation on the improvements needed at the Meeting Hall.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£29,617</b>	<b>£28,505</b>	<b>£28,137</b>

### **Lewisham Park Centre**

This building to be retained but with options to increase income being actively pursued. There is support for the idea for the building to become community run. Local members felt the current users were important in the context of Morley, and deserved support. Officers have been seeking to identify complimentary activities. This building is located in a park and access issues mean that commercial and residential uses of this property or land are limited. To keep under review.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£30,062</b>	<b>£30,164</b>	<b>£29.582</b>

### **Weston Lane Community Centre**

The discussions related to this building have only just concluded. This building has no users, and is in poor condition. The lack of use means the building is at risk of vandalism, and it is the advice of Asset management officers that it should be declared void. However it is located on the Weston Estate, which is a pocket of high deprivation in the Otley ward. After the consultation, discussions have taken place with Ward Members and Otley Town Council and there is a strong desire for childcare provision at the centre. Officers have been in discussions with an interested provider. Discussions are ongoing to establish daytime use as under 2s provision achieving income above the running costs of the building. Otley Town council are interested in marketing the building for evening, weekend and school holiday usage.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£4,631</b>	<b>£2,278</b>	<b>£2,625</b>

### **Windmill Youth Centre**

There was strong local support for this centre to continue. Since the publication of the original report its running costs have reduced substantially. It was recognised that the building needs additional users, which need not be limited to groups working with young people. It has been rebranded Youth and Community Centre to spread this message to the local community. Local users are to be engaged to build the use of the building. Retained by the Council, which currently leases in this building. Centre to remain part of the portfolio subject to future reviews in 3 years time.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£59,122</b>	<b>£24,629</b>	<b>£29,447</b>

### **Fieldhead Youth and Adult Centre**

This centre has strong support from local Councillors, particularly the use by the local amateur Rugby club. Local members wish it to remain Council run, but with further work to control cost and increase usage. Net costs are slowly reducing and daytime use has increased recently. There are further opportunities to increase income through the rugby club which are being pursued. To remain under review.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£15,735</b>	<b>£13,923</b>	<b>£14,519</b>

### **Meanwood Community Centre**

To retain the centre, but a local management committee to be developed to take more responsibility for the building. Five main user groups have come together and are being assisted by the Area Support Team to develop a proposal. This centre has the highest usage of the 10 centres under review and changes to caretaking arrangements mean a projected reduction in the net costs for this and future years.

<b>Net Costs 2013/14</b>	<b>Net Costs 2014/15</b>	<b>Forecast Net Costs 2015/16</b>
<b>£32,821</b>	<b>£41,051</b>	<b>£34,434</b>

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 A formal 3 month consultation has been undertaken.

### **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 The report agreed by Executive Board included a screening for Equality Issues. The consultation sought to engage with all users.

### **4.3 Council policies and City Priorities**

- 4.3.1 The vision for Leeds 2011 – 2030 sets out the long term aim for Leeds to be the Best City in the UK. A key aim is that: Our communities will thrive and people will be confident, skilled, enterprising, active and involved.
- 4.3.2 The provision of community centres fits into this long-term strategic aim, and also the best council plan 2015-20 objectives of ‘supporting communities and tackling poverty’ and ‘becoming a more efficient and enterprising council’ which includes respectively the priorities of ‘strengthening local accountability and being more responsive to the needs of local communities’ and ‘reducing the number of council buildings through better sharing of assets’.

### **4.4 Resources and value for money**

- 4.4.1 The budget for community centres continues to face pressures and savings still need to be made. The recommendations in this report will contribute to those savings. If the proposal to close Kippax Youth Centre and Gildersome Youth Centre were implemented, savings of £45k would be achieved. This will represent future full year savings and a proportional in year saving dependant on the timing of the closures.
- 4.4.2 Through a combination of reduction in caretaking costs and expenditure control the remaining 8 centres showed a reduction in net costs from 2013/14 to 2014/15 of £60k, with this reduced net cost set to be repeated in 2015/16.
- 4.4.3 Capital receipts will be achieved on the successful disposal of Gildersome Youth Club and Kippax Youth Centre. Some investment from these receipts may be needed to make improvements to Gildersome Meeting Hall.

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

- 4.5.1 There are no legal implications or access to information issues. This report is not subject to call in.

### **4.6 Risk Management**

## **5 Conclusions**

## **6 Recommendations**

- 7 That the Assistant Chief Executive (Citizens and Communities) approves the Delegated Decision to report the outcome of the consultation.

## **8 Background documents<sup>1</sup>**

- 8.1 None.

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<sup>1</sup> 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.

### Community Centres – Community Committee Consultation

<b>Community Centre</b>	<b>Community Committee</b>	<b>Meeting Date</b>
Bramley Community Centre	Inner West	Delayed due to other asset discussions
Fieldhead Youth and Adult Centre	Outer East	24 March 2015
Gildersome Youth Club	Outer South	23 March 2015
Kippax Youth Centre (aka Kippax Kabin)	Outer East	24 March 2015
Lewisham Park Centre	Outer South	23 March 2015
Meanwood Community Centre	Inner North West	18 June 2015
Old Cockburn Sports Hall	Inner South	25 March 2015
St Gabriel's Community Centre	Outer South	23 March 2015
Weston Lane Community Centre	Outer North West	Delayed due to public consultation event
Windmill Youth Centre	Outer South	23 March 2015