
Report of the North East Area Manager

North East (Outer) Area Committee

Date: 22 October 2007

Subject: Deepdale Community Facility Report

Electoral Wards Affected:

Alwoodley
Harewood
Wetherby

Specific Implications For:

Ethnic minorities

Women

Disabled people

Council
Function

Delegated Executive
Function available
for Call In

Delegated Executive
Function not available for
Call In Details set out in the
report

Executive Summary

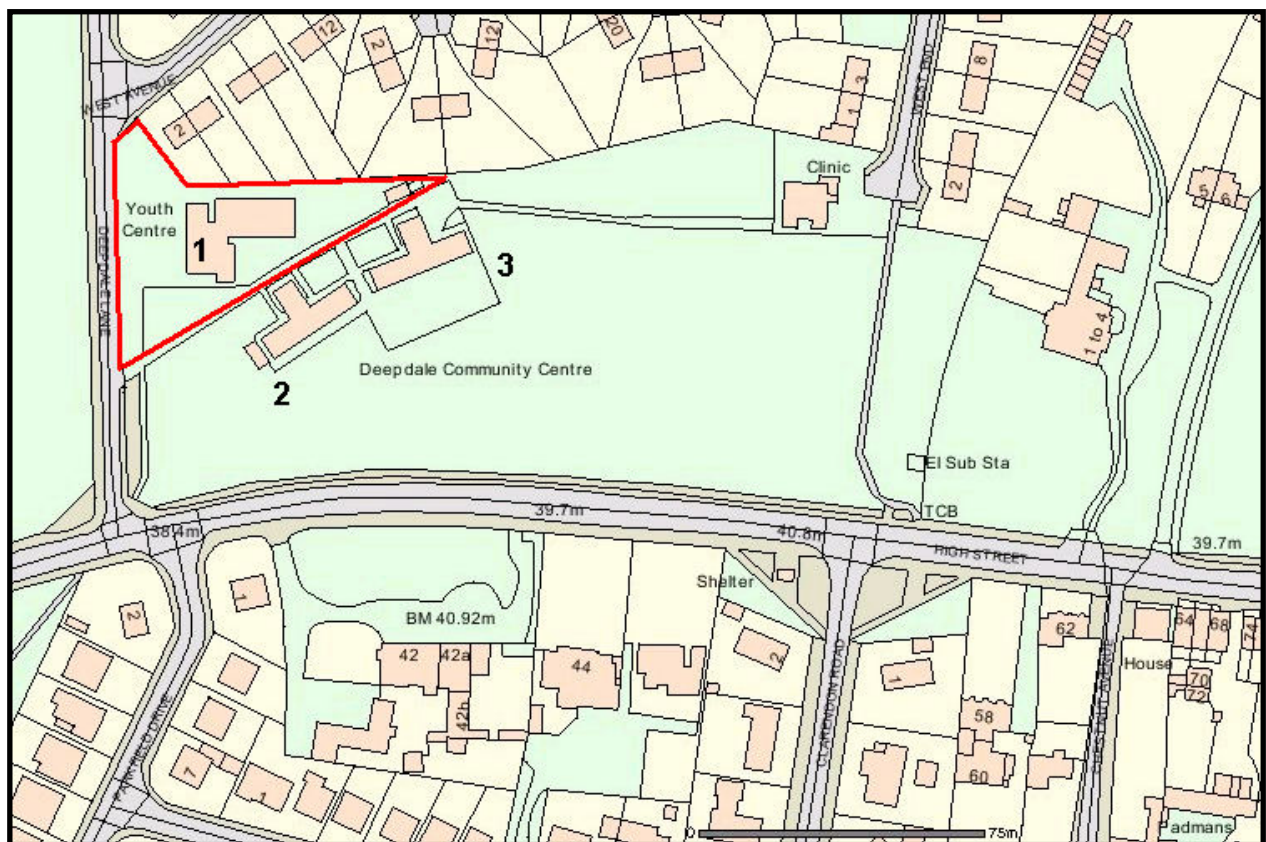
This report provides Members with an update on the review of the future needs and direction of Deepdale community facilities.

Background

1. As of last year responsibility for community facilities in the Boston Spa passed to the Area Committee. This means that the Area Committee has responsibility for:

Overseeing revenue budgets, operational arrangements and the use of the centres, agreeing and implementing a schedule of charges and discounts for directly managed centres and making asset management and investment proposals to ensure the portfolio is sustainable and meets local needs.

2. This report will refer to 3 buildings on the site. Building 1 is Boston Spa Youth Club, a centre managed by Leeds City Council. Buildings 2 and 3 are leased to Deepdale Community Association (DCA).
- 3.



4. The then Neighbourhoods and Housing Department took over responsibility for the centre and site in October 2004 and have been in the process of negotiating a new lease with Deepdale Community Association for Deepdale Community Centre and Boston Spa Youth Club. More recently, the community centres function has been delegated to Area Committees in stages. In July 2006, the buildings at Deepdale were delegated to the North East Area Committee.
5. All facility users have been interviewed to investigate their aspirations and future needs of the building. A meeting was held in November 2006 with Ward Members, council officers and Deepdale Community Association (DCA) to discuss the future of the site.

6. After a Ward Members meeting in March 2007, Deepdale Community Association informed the Area Management Team and local councillors that they would not be willing to take on the lease of Boston Spa Youth Club in its current state of repair.
7. Ward Members subsequently stated that they would prefer to renovate Boston Spa Youth Club as this will suit the needs of Boston Spa and the current users of the Deepdale site better.
8. The Asset Management Unit have been consulted in this process and have stated that it will be necessary to judge the cost of the renovation against the life of the building in terms of both its condition and the service need, to ensure value for money is delivered. They would also need to approve any funding for backlog maintenance on the buildings.
9. In the summer of 2007 the Area Management Team approached the newly appointed Extended Schools Coordinator for the area to explore use of the site by local schools. Since then the Area Management Team have met with local schools and other organisations to determine how they could use the building. This led to the submission of an application to the Extended Services Capital Fund and a series of meetings with local schools and the Extended Services Coordinator.

2006 Backlog Maintenance Report

10. The works identified in the 2006 Backlog maintenance Report would be required to bring the buildings to a safe and functioning level. The budgets for this expenditure are held by the Environment and Neighbourhoods Department and the following work has been identified to take place over the next 4 years subject to Asset Management approval.

11. Boston Spa Youth Club

• Complete renovation of toilet facilities	£4,300
• Replacement / renovation of roof surfaces	£18,000
• Repair / renewal of exterior wood cladding and re-painting	£2,700
• Stripping and re-sealing of hall floor and entrance foyer	£3,000
• Anti-vandal paint and roof edge protection to building	£1,500
• TOTAL	£29,500

12. Deepdale Community Association Buildings

• Upgrade of fire alarm and emergency lighting	£2,600
• Repairs to tarmaced car park area and entry roadway	£20,000
• Replacement of asbestos roof covering	£25,000
• Renewal of electrical services	£10,000
• Total cost	£57,600

13. The total cost of identified maintenance repairs to all the buildings is £86,800.

2007 Renovation of Boston Spa Youth Club

14. As part of the review, Area Management Team requested that the City Services Department re-examine the Youth Club building and as a result have identified the following works and estimated prices subject to a tendering exercise. We have been informed that these improvements will keep the building in action for another 10 years and will allow for a more comprehensive renovation of the building.

Re-roof main building approx 150 m2	£10,000
Re-roof central building approx 100 m2	£7,000
Re-roof disco building approx 60m2	£4,000
Re-roof sports hall approx 120m2	£8,000
Re-roof linking areas and small extension approx 30m2	£3,000
Scaffolding	£8,000
Overboarding with ply to sports hall.	£2,000
Replacement of gutters and fallpipes	£2,000
Stripping and re-sealing of hall floor and entrance foyer	£3,000
Replacement of gulleys	£500
Repairs to cladding & cills	£1,000
Overhauling windows	£500
Replacement flags to entrance	£1,000
Security gates	£1,000
Plastering	£300
Electrical works	£1,000
Internal alterations for ramp	£1,000
Refurbishment of toilets	£10,000
Heating	£1,000
Decorations	£5,000
Unforeseen works	£5,000
Total	£73,300

Current Operational Costs

Boston Spa Youth Club

15. Boston Spa Youth Club is a directly managed centre with overall delegated responsibility to the Area Committee and the Area Management Team. However, the operational management of the building including the maintenance, caretaking and cleaning is undertaken by the City Services Department.
16. The table below provides a breakdown of the current revenue costs of running the building. The cost in 2007/2008 is estimated to be £14,290.

Boston Spa Youth Club			
North East Outer	Actual	Actual	Latest Estimate
	2005-06	2006-07	2007-08
Maintenance of Buildings Reactive	£88	£450	
Removal Of waste	£221	£200	
National Non -Domestic Rates	£2,701	£2,771	£2,870
Community Buildings Recharge-City Services Recharge	£1,630	£119	£2,200
Community Buildings Recharge-City Services Premises	£7,274	£9,909	£8,000

Management Fee	£801	£1,235	£1,220
Total	£12,715	£14,684	£14,290

Deepdale Community Association Buildings

17. The cost to Leeds City Council of leasing these buildings to Deepdale Community Association is £6,140 of which £5,490 is provided in rental support. The remaining is a management fee charged by City Services.
18. Deepdale Community Association's lease expired on the 31st March 2005. This continues to be legally binding.
19. As a leased community facility the Deepdale Community Association has full repairs and insurance responsibility. There are no maintenance budgets set up for leased centres and the only work carried out by the Council are health and safety checks and standard Fire alarm testing.

Deepdale Community Association	Actual	Actual	Estimate
North East Outer	2005-06	2006-07	2007-08
National Non -Domestic Rates			
Community Buildings Recharge-City Services Recharge			
Community Buildings Recharge-City Services Premises	£291	£1,750	
Management Fee	£26	£216	
Premises Related Insurance			
Total	£317	£1,966	£0
Supplies & Services			
Telephones			
Non Recurring Grants	£4,220	£5,490	£5,490
Other Hired & Contract Services			£650
Total	£4,220	£5,490	£6,140

20. The total cost to Leeds City Council to run and lease all 3 buildings is £20,430.

Current Lettings

Boston Spa Youth Club

21. Boston Spa Youth Club is used 3 times a week for a total of 6 hours. It is let twice a week to Youth Services and once a week to a Brownie group. As a result of the current pricing and lettings policy the building does not generate any income as the users are exempt from any charges.

Deepdale Community Association

22. Deepdale Community Association's buildings are well used by a variety of groups. It has three main users: the Kings Church, Deepdale Nursery and a dance school. It is also used by 26 different organisations that use no more than one room at a time. Please see appendix 1 for more information.

Aspirations and Needs of Deepdale Community Association Users

Kings Church

23. The Kings Church have a large congregation totalling around 200 people. Currently they use all 4 rooms on a Sunday morning and this suits their needs most of the time. Where they have struggled to accommodate everyone is when there is a special occasion such as the recent death of a member of their congregation. On this occasion they needed a large hall to fit all their congregation inside.
24. They have also stated that they would like some extra smaller rooms to deliver Sunday school lessons and dedicated storage space. They also deliver a youth club on Tuesday evenings.

Deepdale Nursery

25. The nursery received an 'outstanding' assessment in its last ofsted inspection. As part of the inspection regime they have identified a series of improvements that they are required to make to the premises as part of their development process. These include:
 - An extra room is needed for an office, a place to meet parents, special education needs and teaching and staff appraisals.
 - Facilities that meet Ofsted legislation by January 2008 including meeting all DDA requirements.
 - A covered area outside
 - A staff restroom
 - They would also like to develop a sensory room for children with disabilities.

Dance School

26. The current facilities suit its needs, despite not having a sprung dance floor. Their main requirement is a medium sized room with mirrors and hand rails. They currently use the Riley's Snooker Hall in Tadcaster for holding public performances which can be attended by up to 300 people. They hold these approximately 3 times a year.

Aspirations and Needs of Boston Spa Youth Club Users

Youth Services

27. A room dedicated to young people, ideally self contained with running water and facilities to make snacks and drinks, with space to house a pool table, sofas, chairs and computers. This would also allow them to decorate and put up relevant posters which may offend some members of the public.

Options Appraisal

28. The options appraisal has focused on four options. The options appraisal considers the future needs of Deepdale Community Facilities due to the current condition of Boston Spa Youth Club and the urgent maintenance repairs required to bring it back up to a standard that makes it fit for future use by the local community.
 - Option 0 - Do nothing
 - Option 1 – Renovate the Buildings
 - Option 2 – Rebuild 400sq/m
 - Option 3 – Rebuild 230sq/m

29. Once support for the preferred option has been committed by the Area Committee, further work will be required to present a detailed plan to the Asset Management Unit to approve the backlog maintenance on the Deepdale Community Association Buildings.

Option 0 – Do Nothing

30. The current situation is that the Boston Spa Youth club is in a poor condition and frequently floods whenever it rains due to roof damage. No major repair work has been carried out while its future has been under consideration, as this would not have been cost effective if the building was demolished. However, a decision is required soon as the building's condition continues to decline, which would result in closure.

Project Costs

31. The remaining two buildings currently leased to Deepdale Community Association will continue to be managed by the organisation and some improvements works will be carried out.

Upgrade of fire alarm and emergency lighting	£2,600
Repairs to tarmaced car park area and entry roadway	£20,000
Replacement of asbestos roof covering	£25,000
Renewal of electrical services	£10,000
Total cost	£57,600

Resource Implications

32. The Deepdale Community Association buildings could continue to be leased by Deepdale Community Association. As part of this the above backlog maintenance could be carried out which will provide total project costs of £57,600.
33. The lease with Deepdale Community Association would also have to be resigned and it is envisaged that they will continue to receive rental support, which alongside a management fee costs the Council £6,140 annually.

Option Advantages

34. There are a few advantages to this option, except that the future of the building will have been resolved. It is possible that the land could be sold for development and the capital receipt injected into the Council's central capital programme.

Option Disadvantages

35. Youth Services and the Brownies would have to find alternative accommodation in the local area. Youth Services have stated that in order to provide a suitable level of provision in Boston Spa, Youth Services would prefer to have a dedicated youth building. They have stated that working from a school site is unacceptable as this does not encourage young people to attend youth sessions. If they used other facilities they are often restricted in what they can offer young people.
36. If the centre closes this would leave Boston Spa without a dedicated youth club and Boston Spa would lose a local community facility.

Option 1 – Renovate the Youth Club Building and improve the Deepdale Community Association Buildings

37. This option will see Boston Spa Youth Club renovated with the repairs highlighted in the 2007 survey by City Services. As well as the renovation of the Youth Centre, improvements could also be made to the Deepdale Community Association buildings and to the car park. This would be subject to approval by Asset Management.
38. This option will be carried out in partnership with the Elmet Extended Schools cluster, Boston Spa High School and local primary schools. As a result of discussions held with these organisations it is envisaged the following will be established at Boston Spa Youth Club:
- A young persons drop in centre to be staffed by Youth Services, the Police and the Salvation Army.
 - A learning resource room to teach computer skills and provide a connexions access point.
 - Boston Spa High School will deliver off site vocational and behavioural lessons during the school day, such as catering and beauty courses.
 - After school clubs such as sport, chess and homework clubs to be delivered by the schools.
 - A sensory room for children with disabilities, which will be used by all the local primary schools and the nursery.
 - A cyber café to be run and staffed by young people.
 - The inside out project to be delivered by Youth Services and Boston Spa High School.
 - Police and crime prevention workshops and events.
 - Family learning courses to be delivered by Park Lane College.
 - Parent drop in sessions to be run by local schools and Deepdale nursery.
 - Office space for Youth Services and the Extended Services coordinator.
 - The building would also be available for private hire.
39. This will mean that the main hall will remain free for private hire. There is an option to transfer the dance school to Boston Spa Youth Club, providing up to 29 hours of private hire to be arranged with Deepdale Community Association.

Project Costs

40. The total cost of repairs to Boston Spa Youth Centre is £73,300. See para 14 for a breakdown of proposed repairs. Funding of £50,000 has been approved by Early Years and a further £50,000 is being requested from the Area Committee. This will provide the final funds for the repair works and provide extra funds for fixtures and fittings.
41. As part of option 1 it is necessary to include backlog maintenance repairs to the Deepdale Community Association Buildings in the total project costs (see paras 10-13 for more information). If Boston Spa Youth Club is renovated then there will be a commitment to keeping all three buildings running.
42. A report will be submitted to seek approval from the Asset Management Unit to fund the entry roadway repairs from the backlog maintenance budget as this is the Council's responsibility. This will depend on approval from the Asset Management Unit.

43. Upgrading the fire alarm and lighting will be the responsibility of the lease holder and will be discussed as part of the lease arrangements.
44. In 2001 the asbestos roof on Deepdale Community Association's buildings was given a risk score of 7 (the highest is 25) which means it is category C and low risk. It is inspected on an annual basis and is currently fit for purpose.
45. The 2001 survey also stated that the electrical services are '10 years old approximately and in a very good state of repair for its age. This is obviously due to the good maintenance regime that is being implemented at this property.' It is therefore questionable if this work will need to be done in the future. The installation also complies with current regulations relating to earthing and bonding.
46. Based on the backlog maintenance report the project costs will be £130,900. This will include all the backlog maintenance repairs to the Deepdale Community Association Buildings and the renovation of Boston Spa Youth Club.

Renovation of Boston Spa Youth Club (see para 14)	£73,300
Repairs to tarmaced car park area and entry roadway	£20,000
Upgrade of fire alarm and emergency lighting	£2,600
Replacement of asbestos roof covering	£25,000
Renewal of electrical services	£10,000
Total Project Costs (High Estimate)	£130,900

47. However, based on the findings of the 2001 survey if the roof remains in a good condition and the electrical services do not need replacing then this would reduce the project costs to £95,900.

Renovation of Boston Spa Youth Club (see para 14)	£73,300
Repairs to tarmaced car park area and entry roadway	£20,000
Upgrade of fire alarm and emergency lighting	£2,600
Total project cost (low estimate)	£95,900

48. Members should be aware that if the asbestos roof and the electrical services need replacing in the future then this will be a further cost of approximately £35,000.

Resource Implications

49. The Area Management Team and the Elmet Extended Services Cluster have already successfully applied for £50,000 from the Extended Services capital fund. In order to secure this money the work will have to be completed by 1st April 2008. A decision at the October Area Committee is therefore required to meet project delivery dates.
50. The renovation of the Youth Club will need financial support from the Area Committee. This would require a minimum investment of £30,000 to pay for the

renovation costs, providing a total pot of £80,000. This will pay for the £73,300 of identified renovation works and includes an additional £6,700 contingency.

51. If the Area Committee provided a £50,000 grant then this would allow the Area Management Team and the Elmet Partnership to purchase equipment such as computers, tables, chairs and other fixtures and fittings without having to look elsewhere for funding. A full breakdown of expenditure will be provided to Ward Members prior to the commencement of works.
52. There will be an expectation that Youth Services and Boston Spa High School and other building users will provide equipment and funding where this is appropriate. This may reduce the financial commitment of the Area Committee further.
53. In the short term the building will continue to be managed by the Area Committee. However, in the long term the Area Management Team will investigate the following alternatives:
 - Extended Services to lease the building from the Council.
 - Deepdale Community Association to lease the building
 - Extended Services to lease parts of the building.
 - Leeds City Council to continue to manage the building.
54. Consideration should be given to determine if option 1 will deliver value for money in the long term. City Services have stated that they believe the buildings will be usable for at least another 10 years if the recommended works are carried out.

Option Advantages

55. This option will seek to stimulate, maximise and diversify usage of the site and of Boston Spa Youth Club. This will assist greatly in the development of the site and will help inform decision making in the future. If this project is successful then a new build could take place in future with more confidence and will be better informed on local needs and special requirements.
56. This option will provide Boston Spa with a dedicated centre and location for youth activities. Creating strong links with local schools will ensure that the building is well used and alongside the nursery at Deepdale this facility will act as a central meeting place for children and young people in the area.
57. The proposals will create an enterprise centre for young people especially those in the NEET (Not in Employment, Education or Training) teen age group (16-19). This will provide young people with the opportunity to learn new skills and apply them in a practical way within a commercial atmosphere. For example, alongside catering classes the café will be run by young people. A similar project will be developed for a beauty salon.
58. The building will also be available to hire to the general public. By renovating the building it will attract private lettings. This will help ensure the project is sustainable and the aim is to cover all the associated costs through a mixture of private and subsidised lettings. It will also enhance the inside of the building and make it a more attractive for private lettings.

59. Increasing the number of young people using the building and changing the way they use it, will also help change young peoples' behaviour in the area, and work towards preventing vandalism, graffiti and burglaries previously experienced on the site and in the village. Through advice provided to us by the crime prevention officer a site that is well maintained and which young people are proud of will reduce the level of vandalism.
60. The partnership between local schools, Leeds City Council and other organisations within the area will increase the level of ownership and responsibility towards the building and will help ensure the building is being well used. This will also expand the options available to us on issues such as cleaning and caretaking.
61. This option will require Deepdale Community Association to re-sign the lease for their two buildings and continue their management responsibilities in accordance with the terms of the lease. They have successfully continued to maintain their buildings and have built up a £24,000 surplus to be spent on improving the building and as a contingency fund.

Option 2 - Redevelopment of the site – New build 400m² building (see appendix 2)

62. This option would mean demolishing all three buildings currently on site and disposing of the youth centre land for development. The capital receipt would be used to invest in a single building of 400m² that will provide space for the current users. The new build will be located on the grounds of the Deepdale Community Association Buildings.

63. Project Costs

Estimated cost of new build	£1 million
Estimated value of land	£500,000
Shortfall in funding	£500,000

64. Resource Implications

Resource implications will relate to the cost to the Council of managing the building. The cost of this will depend on the whether this building is managed directly by the council or leased to Deepdale Community Association.

65. Option Advantages

This option will provide a multiuse building that could house all the current users. There maybe some additional space to deliver some of the extended schools services described in option 1. This would require the development of a detailed design.

Option Disadvantages

66. Based on the building and land disposal valuations there will be a shortfall in funding for this building of around £500,000.
67. The new build will provide a building with a large sports hall (see appendix 2). This would duplicate facilities already available at Boston Spa High School and the Village Hall.

68. This option will also see the construction of a building to suit the particular needs of two of its main users, namely the Kings Church and the nursery. This puts an over reliance on these lettings and may put the centre in jeopardy if these ever decided to find alternative accommodation.
69. Managing a multiuse space, especially one which will be used by a nursery would be problematic. The nursery have previously complained about security and having to clear up every day.
70. There is also little support for redevelopment from Deepdale Community Association due to the disruption that will be caused during redevelopment. Their feeling is that the current buildings are suitable to meet their needs and that they have proved that they are able to look after their buildings adequately.

Option 3: Redevelopment of the site – New Build 230m2

71. This option would mean demolishing all three buildings currently on site and disposing of the youth centre land for development. The capital receipt would be used to invest in a single building of 230m2 that will provide space for the current users. The new build will be located on the grounds of Deepdale Community Association Buildings.

Project Costs

Estimated cost of new build	£500,000
Estimated value of land	£500,000
Project shortfall	£0

Resource Implications

72. Resource implications will relate to the cost to the Council of managing the building. The cost of this will depend on the whether this building is managed directly by the council or leased to Deepdale Community Association.

Option Advantages

73. This will provide a building that will not duplicate other facilities in the village and will be able to provide a moderately sized space for a number of community groups.
74. The building will be well used during the day by small community groups and there would be space available in the evening for Youth Services to run sessions. There would be limited opportunities for Extended Services to use this building in the evenings.
75. The building will be affordable paid for through the disposal of the youth club site.

Option Disadvantages

76. This option will not be able to accommodate the needs of the Kings Church or the nursery who will be required to find alternative accommodation.
77. It would only provide very limited amount of space for the Extended Schools Services described in option 1 and would not provide a dedicated space for young people in the area.

78. There is little support for redevelopment from Deepdale Community Association due to the disruption that will be caused during redevelopment.
79. This option would result in an overall reduction in the amount of floor space available to the community. It would not be clear until a detailed design is completed what space would be available for community use.

Conclusions

80. Option 1 will provide a plan for how the building will be well used and sustainable. It will result in the renovation of the youth club building and will provide a building for young people and the local community to use. The result could provide significant opportunities for young people in Boston Spa and a good example of Extended Services provision in the area. This will cost the Council £130,900.
81. Option 2 will provide a large multiuse building for all the current users of the site. However, there is a significant shortfall in available funding, which will result in a building that will duplicate other facilities available in Boston Spa. After the disposal of the Youth Club site the cost will be approximately £500,000.
82. Option 3 will provide a smaller modern building which will be more sustainable on the basis of current usage and will not duplicate village facilities in the village. In the short term two of its main users, the nursery and Kings Church will have to find alternative accommodation, while in the long term it will provide a modern facility that will be well used in the future. This will be paid for through the capital receipt paid for by the disposal of the Youth Club site.

PROJECT RISKS

83. The main risks involved with option 1 relate to the need to have completed the work by April 2008, which has dictated why the Area Committee is requested to indicate their preferred option at this stage in the project. The alternative is that the grant received from Extended Services will be lost.
84. There is a danger that the works to the Youth Club could cost more than the £73,300 estimated by City Services once it goes out to tender. There is also the need to consider the cost of installing equipment and improving the fixtures and fittings. This is why the Area Management Team are requesting the Area Committee to earmark a grant of £50,000 towards the cost of the project, match funding the commitment made by the Extended Schools Services.
85. As with any project of this kind, there are also unknown risks that could result once contractors are on site and once the schedule of works has been complete. This could increase the number of proposed works.
86. It is not clear what impact the increased usage of the buildings will have on the budget of the Youth Club building and by how much running costs will increase by.

RECOMMENDATIONS

87. Members are asked to support either option 1 or option 3 .
88. Option 1 will provide members with an opportunity to maintain the youth club for a further ten years and enable a period of time in which to simulate the market and maximise usage. The Asset Management Unit would have to approve expenditure on backlog maintenance repairs to Deepdale Community Association.
89. Option 3 will provide a purpose built facility that will be fit for use for many years, but will require two of the current users to find alternative accommodation.
90. The Area Committee is requested to approve a maximum spend of £50,000 from the capital Well Being Fund Budget towards the cost of option 1, subject to a full breakdown of costs to be presented to ward members outside the Area Committee.

APPENDIX 1

ROOM BOOKINGS – WEST BUILDING 2006/07

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
R U D G A T E	Morning	(1a) Kings Church 10.00-1.00 pm	Floral Art 10.00-12.00 noon	Retired Men's Forum 9.00 – 12.30pm	WEA The Social History of Canals & Roads 10.15 – 12.15 pm	Art Club 9.30- 1.00 pm		Kings Church 9.00-1.00 pm
	Afternoon	Tai – Chi & Yoga 1.15 - 4.00 pm	Civil Service R.F. 1.00-5.00 pm Or Watercolours 1.45 - 3.45 pm	WEA Upholstery 2.00-4.00 pm	WEA Face Value (portraiture) 2.00-4.00 pm			
	Evening	Monday Yoga 7.30-9.00 pm	(5)Tuesday Quilters 7.00 – 10.00 pm	Gardening Society 7.00-10.00 pm Last Weds of month	Weight Watchers 6.15-7.45 pm Boston Break A Ways 7.45-10.00pm	(6) Kings Church (Youth Group) 7.30-9.00 pm	Bridge Club 7.00-11.00 pm	Kings Church 5.00-9.00 pm
B E E C H	Morning	(1b)Monday Quilters 9.00 -	WEA Geology and Landscape 10.00 – 12.00noon	China Painters 10.00-2.00 pm		Creative Writing 9.15-12.15 pm		Kings Church 9.00-1.00 pm
	Afternoon	Monday Quilters - 4.00 p.m.	(2)Civil Service 12.00 noon – 5.00pm Or (3) Watercolours 1.45 to 3.45pm	School of Dance 4.15-7.00 pm		WEA Portraits & Portfolios 2.00 – 4.00 pm	Fortitell 2.00-6.00 pm 2nd Sat in month	
	Evening		(4) Kings Church 7.00-10.00 pm		Band King 7.30-10.00 pm	Band – Alden 7.30 – 11.30		Kings Church 5.00 -9.00pm

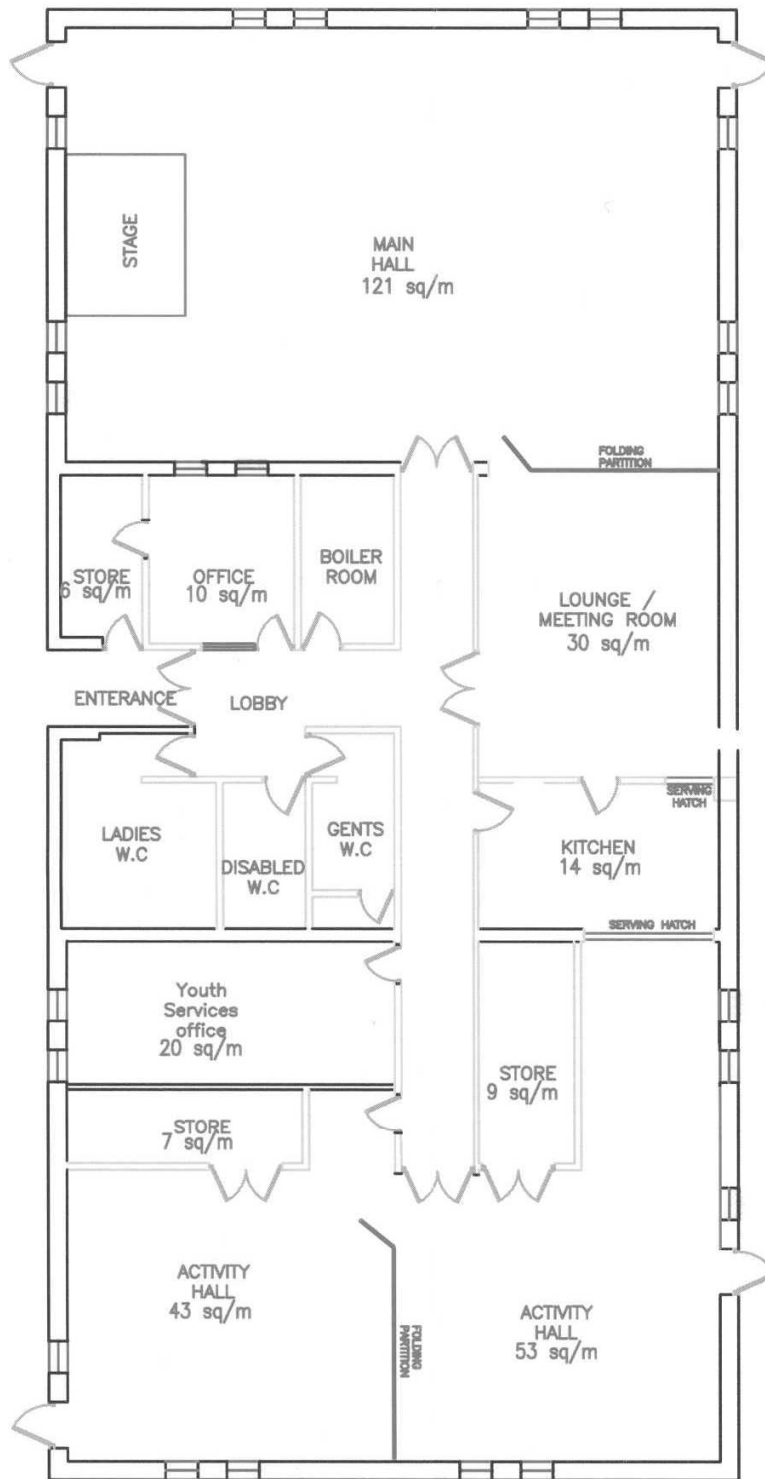
Note :- (1a) Kings Church 1st Monday of month
 (2) Civil Service – 9th March & 12th October
 (4) Kings Church every Tuesday except last in month
 (6) Alternate Fridays
 (1b) Monday Quilters 1st, 3rd Monday
 (3) Watercolours – 13th January, 10th February & 11th May
 (5) Tuesday Quilters last Tuesday in the month

ROOM BOOKINGS – EAST BUILDING 2006/07

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
T E D I O	Morning	Pilates 9.30 – 12.00 noon	Iyengar Yoga 9.00 – 11.00 am	Pilates 9.30 – 12.00 noon			School of Dance 9.45-12.45 pm	Kings Church 9.30-1.30 pm
	Afternoon	(1) Inner wheel 1.45-4.15 pm		School of Dance 3.45-	School of Dance 3.45-			
	Evening		(2) Pilates 6.30 – 9.15 pm	School of Dance - 8.30 pm	School of Dance - 6.45 pm			
N U R S E R Y	Morning	Pre-School 9.00-12.30 pm	Pre-School 9.00-12.30 pm	Pre-School 9.00-12.30 pm	Pre-School 9.00-12.30 pm	Pre-School 9.00-12.30 pm		Kings Church 9.30-1.30 pm
	Afternoon	French (pre-school age) 12.45-2.00 pm (starting Jan 07)	Pre-School 1.00-3.00 pm		Pre-School 1.00 - 3.00 pm			
	Evening							

Note: - (1) Inner Wheel use this room on the third Monday each month (excluding April, August & December) (2) Term-time only

Appendix 2



POSSIBLE REPLACEMENT YOUTH & COMMUNITY CENTRE

Gross Floor Area 398 sq/m
Net Floor Area 313 sq/m