



**Leeds**  
CITY COUNCIL

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**Report of the North East Area Manager**

**North East (Outer) Area Committee**

**Date: 11<sup>th</sup> December 2006**

**Subject: Deepdale Community Centre Update Report**

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**Electoral Wards Affected:**

Wetherby

**Specific Implications For:**

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

Council  
Function

☐

Delegated Executive  
Function available  
for Call In

X

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

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**Executive Summary**

This report provides Members with a summary of recent developments in the review of the future needs and direction of Deepdale Community Centre.

## **Purpose**

1. Earlier in the year Ward Members requested that Area Management develop an options appraisal in order to review the future needs and direction of Deepdale Community Centre. This has involved the consolidation of information from previous meetings and investigations undertaken, in addition to undertaking further research and stakeholder consultation. This report will summarise the situation to date and detail actions undertaken following the delegation of this community facility to the North East (Outer) Area Committee in July.

## **Background Information**

2. Neighbourhoods and Housing took over the 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, Deepdale Community Centre was delegated to the North East Area Committee.

## **Needs of Main Users**

3. Consultation has been undertaken with all service users and emerging findings to date relating to future needs include:
4. **Kings Church**
  - A large hall capable of accommodating 200 people
  - Three to four classrooms for Sunday School
  - A dedicated storage area
5. **Nursery**
  - An extra room is needed for an office, a place to meet concerned parents, special education needs and teaching and staff appraisals.
  - Facilities that meet Ofsted legislation by January 2008 including meeting all DDA requirements. Estimated cost is £17,050 and an improved hot water system.
  - The Pre-School Nursery needs premises that meet Ofsted legislation by January 2008. This will mean making improvements to the building, or the nursery will be forced to find alternative accommodation.
6. **Dance School**
  - The Dance School require a performance area that would enable them to put on performances for the public. They currently hold about 3 performances a year and a presentation evening. They have been using a nearby Riley's snooker hall for these occasions and have approached the school.
  - 300 people attended the last performance.
  - It is the only dance school in the area and attracts people from outside Boston Spa.
7. **Youth Services**
  - 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
  - More desirable requirements include access to a kitchen and a large sports hall.

- Youth Service regularly get attendances of around 20 young people, despite the condition of current facilities.

8. **Deepdale Community Association**

- Have requested a sports hall type venue which could be used for short mat bowls, indoor football, basketball and badminton. Such a hall would also be able to accommodate the large church congregation and possible dance performances.
- Area Management Team have been advised by Deepdale Community Association that the King's Church will need to look for alternative premises, unless reassurance can be offered regarding the capacity to accommodate their requirements.

9. Deepdale Community Association have indicated that the King's Church and the Pre-School Nursery are the main users and therefore the main income for the centre and that if they decided to move, Deepdale Community Association feel it would cause major concerns for their long term viability.

10. It has been reported that usage of Boston Spa Youth Club has been declining, which could be attributed to the poor state of the facilities, although Youth Service still regularly get 20 young people attending their midweek session.

**Community Need**

11. Work is currently being done to assess the community needs within Boston Spa, in order to ensure that any improvements meet the needs of Boston Spa as a whole.
12. In addition to this the Area Management Team will ensure that wider developments are considered as part of the review. Area Management are working in collaboration with the extended schools service, which is looking to create enhanced collaboration with local partners, extended services for all ages and locality based high quality provision for local needs.

**Building Maintenance and Future Costs**

13. Deepdale Community Centre is made up of two separate east and west buildings. The buildings leased by Deepdale Community Association are timber pre-fabricated structures dating from around the 1940's. The Boston Spa Youth Club building dates from around 1960, it is mostly of timber construction with a central section of solid brickwork.
14. In the last survey and condition report, undertaken in October 2001, the two Deepdale Community Centre buildings were described as grade B, which means satisfactory. The Youth Centre was assessed as a grade C building, which means poor and requires major improvements.

**The Condition Survey (2001)**

15. In 2001 a Condition Survey was written by the Strategic Design Alliance. They concluded the following repairs would need to be carried out on the 3 buildings.

	Imminent	Essential	Desirable	Long term	Total
Electrical Services		6,775	4,152		10,900
Mechanical Services	4,200	10,750	17,250		32,200
Wind and Weather tight Items		1,500	5,300	14,500	21,300
Health and Safety Items	5,050				5,050
DDA Ugrades			17,050		17,050
Asbestos Removal Works					
Building Works		15,480	5,280	44,000	64,760
<b>Totals to Summary</b>	<b>9,250</b>	<b>34,505</b>	<b>49,032</b>	<b>58,500</b>	<b>151,287</b>

16. The above information shows that **£43,755\*** will have to be spent on imminent and essential repairs alone in order for the buildings to be in working order. However this will still leave the building deficient in a number of ways and in order to improve the standard of these buildings and to meet long term requirements then **£151,287\*** will have to be spent.

*\*These figures have been extracted from the 2001 Condition Survey.*

17. The Condition Survey (2001) also highlighted that the tarmac roads were in a poor state of repair and there were several potholes around the paved areas. The report recommended that a complete renewal of road coverings needed to be undertaken. The Support and Facilities Team in City Services have since made a similar assessment and have recommended the renewal of the car park. More recently, given the Neighbourhoods and Housing Community Centre Review of the community facilities the Support and Facilities Team are reviewing their earlier assessment.
18. **Deepdale Community Association Expenditure**  
Deepdale Community Association spent **£28,832** between 2000 and 2005 on maintenance. Although much of the work highlighted in the condition survey has not been carried out, they consider the building they run to be in a satisfactory condition that could continue to function in the future.
19. **Support and Facilities Assessment**  
The Support and Facilities Department in City Services have also recently surveyed the buildings and have stated that over the next 5 years and dependent on the Neighbourhoods and Housing Community Centre Review **£91,400** will have to be spent.
20. Whether or not this work is completed is dependent on the outcome of a city wide priority review, which will allocate £170K to the city's community facilities between now and March 2007. If re-development is not the chosen option then these repairs would be considered.

21. **Boston Spa Youth club:** **£51,800**  
 Complete renovation of toilet facilities £4,300  
 Replacement / renovation of roof surfaces £18,000  
 Renewal of exterior wood cladding and re-painting £2,700  
 Upgrading of fire alarm and emergency lighting £2,300  
 Repairs to tarmaced car park area, and pathways £20,000  
 Stripping and re-sealing of hall floor and entrance foyer £3,000  
 Anti-vandal paint and roof edge protection to building £1,500
22. **Deepdale Community centre** **£39,600**  
 Upgrading of fire alarm and emergency lighting  
 Re-rendering and painting of exterior £2,000  
 Upgrade of fire alarm and emergency lighting £2,600  
 Replacement of asbestos roof covering £25,000  
 renewal of electrical services £10,000
23. **Other maintenance and cost implications**  
 The 2001 condition survey states that there is a need for the buildings to meet DDA standards that will cost approximately cost £17,050. The nursery also requires these improvements to be completed for Ofsted regulations that come into force in January 2008. The Deepdale Community Association have stated they are unable to afford these costs.
24. Deepdale Community Association have also reported that use of the site is increasing, which is causing a litter, and to some extent a vandalism, problem. In addition to this, there is an unused and empty sandpit near to the fire escape of one of the Deepdale Community Association Buildings, which Deepdale Community Association have highlighted as a potential hazard. This will be investigated by City Services who will carry out a risk assessment and estimate costing for any work that needs to be done.

### **Lease Agreement**

25. Deepdale Community Association's lease expired on the 31st March 2005. This continues to roll on under the same terms and conditions.
26. The council has full insurance responsibility and full repairs responsibility for Boston Spa Youth Club.
27. As a leased community facility the DCA 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 PAT testing.

<b>Building</b>	<b>Rates</b>	<b>Rental Support</b>	<b>Caretakers</b>	<b>Premises</b>	<b>Management fee</b>	<b>Income</b>	<b>Net Total</b>
Boston Spa Youth club	£2,770	0	£2,060	£7,500	£860	-£210	<b>£12,980</b>
Deepdale community Centre	0	£5,490	0	£600	£50	-£610	<b>£5,530</b>

## **Vandalism**

28. More recently Deepdale Community Association have reported that they have had a series of incidents recently that are causing them major concern. Such incidents include vandalism, in the form of broken windows and graffiti, break-ins, burglaries and damage to cars.
29. In response to this, the Area Management Team have spoken to Deepdale Community Association to find out when the attacks are occurring. The local police force have reported that they are investigating the latest cases at Deepdale and they have increased patrols in the area after dark. They have also visited the site and spoken directly with Deepdale Community Association to discuss how security could be improved. A request was also made for the CCTV van to visit the site, and this took place week beginning October 2<sup>nd</sup>, in coordination with the local police.
30. The Parks Watch Service have been notified and calling cards with the Parks Watch hotline number on them have distributed to local residents and community centre users. Parks Watch have been informed of when the attacks most commonly happen and have been asked to coordinate their patrols at these times.
31. The Crime Prevention Officer, West Yorkshire Police, has identified a series of environmental improvements that should reduce the level of anti-social behaviour and vandalism at Deepdale.
32. Further meetings have therefore been held with Deepdale Community Association, Youth Service, West Yorkshire Police, Community Safety, the Anti-Social Behaviour Unit and the Area Management Team to look at ways in which to address the issues raised.

## **Access Roads**

33. Since the delegation of the community facility to the Area Committee, Area Management have received requests from Deepdale Community Association and the Boston Spa Gardening Society to review the condition of the access roads and car park, as they feel that they are in urgent need of repair. City Services is sending a surveyor to do a site survey. If it is agreed that this work needs to be undertaken then consideration will need to be given to the funding source.

## **Stakeholder Meeting 2<sup>nd</sup> November 2006**

34. Ward Members and major stakeholders, who included Deepdale Community Association, Boston Spa Parish Council, Asset Management Group, Support and Facilities Department, Youth Services and the Area Management Team, met on the 2<sup>nd</sup> November to discuss the future development of Deepdale Community Centre. All stakeholders were in favour of the development of the site. A further meeting is being organised with Boston Spa Parish Council, Deepdale Community Association, Youth Services and Area Management Team to discuss the nature of the development and working arrangements.

## **Conclusions**

35. In order to progress the options appraisal, it is recommended that Well Being Funds are considered to enable the undertaking of a Feasibility Study by the Strategic Design Alliance to investigate:
- Remedial work required in the short term to maintain the buildings, including the surrounding site, access roads and car park;
  - A full options appraisal
  - And depending on the outcome a scheme design
36. **Option Appraisal**  
This will cost approximately £4000 and will provide an initial footprinting of the area, a list of possible options around building design, and cost estimates.
37. **Scheme Design**  
This will cost about £10 – 12,000 and is a much more thorough survey which includes full architectural design plans and ground surveys to check that the land can be built on. The costing estimates will also be more accurate.
38. Where greater uncertainty exists around a project it is not unusual for the two studies to be commissioned.
39. Further work is also being undertaken by the Area Management Team in the form of an audit on local community provision and local strategic plans.

## **Recommendations**

40. The Area Committee is requested to:
- a: Note the contents of the report and provide comments as appropriate.
  - b: To consider a grant of £4000 from the Wellbeing Revenue Budget to commission an initial options appraisal for the site.