

Report of the Area Leader – South East Leeds

Report to South Leeds (Outer) Area Committee

Date: Monday 26th March 2012

Subject: St Gabriel’s Community Centre – 12 Month Review Report

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

Summary of main issues

This report provides a review of the operation of St Gabriel’s Community Centre over the last 12 months. It highlights the work of the Management Committee, Area Support Team and partners in supporting the operation of the centre.

Recommendation

1. Members are asked to note the content of this report and make comments as appropriate.

1 Purpose of this report

The purpose of this report is to provide the Outer South Area Committee with an overview of the operation of St Gabriel's Community Centre over the last 12 months. This follows a decision in 2010 by Area Committee to extend the review period on the building in 2010 for a further 3 years, with annual reviews being presented to the Outer South Area Committee.

2 Background information

- 2.1 In November 2007 work on the Outer South's Community Centre portfolio commenced. The scope of the work was to ensure that the Area Committee had a portfolio of facilities which were well used, in relatively good condition and were financially efficient to operate. From this exercise, a number of buildings were highlighted for review. In April 2008 the St Gabriel's Centre was added to the delegation and drawn into this review.
- 2.2 St Gabriel's was included in this review due to a number of factors:
- 1) The lease between Leeds City Council and the church for the building was due for renewal.
 - 2) The centre was only being used for eight hours per week for Youth Service sessions and the facility costing nearly £23,000 to operate in 2007/08, with only £279 income being generated.
- 2.3 Following consideration of a report in April 2008, a further report was presented to Outer South Area Committee in March 2009 detailing the situation. In March 2009 the Area Committee decided that the facility should have an extended review period of 12 months. Members felt that due to high levels of community interest shown in developing new activities at the facility and local community members wanting to establish a Management Committee this would publicise and promote the building.
- 2.4 In 2010 the review period was extended by the Area Committee for a further 3 years with yearly update reports.
- 2.5 In March 2011 members received a review report.

3 St Gabriel's Community Centre

3.1 St Gabriel's Management Committee

- 3.1.1 The management committee was established by local residents in response to the first review. The committee's main focus continues to be around generating activities and promoting the facility for use by local people. The management committee continues as key holders for the facility, which has assisted in keeping caretaking costs down.
- 3.1.2 The management committee has voiced concerns regarding the building being fit for purpose. Feasibility has been undertaken on the kitchen and a new cooker has

been installed. It is felt that such work might improve the centre and attract new users. The decoration of the hall and toilets remains a concern. Issues highlighted will be tracked for action by the Community Centres Sub Group.

3.1.3 The management committee is still encouraging more activities at the centre and is keen to explore options with local users. They are also hoping to establish short term courses within the centre to enable them to open up opportunities, thereby building on the skills of the local residents.

3.1.4 Future plans for the committee include:

- Secure funding to assist with the refurbishment of the kitchen, making it fit for purpose.
- Redecorate the main hall – this will make it more attractive for new potential users
- Address issues regarding the procedures relating to letting out the building.
- Organise the Queens Golden Jubilee celebration party.
- Participate in wider community events i.e. to run a stall at local Gala's promoting St Gabriel's as well as fundraising.
- Activities during the school holidays for young children(hopefully 1 per week)
- Plan a trip to Doncaster Wildlife Park with children and their families from the centre.
- Development of the garden area.

3.1.5 Members of the management committee (**appendix 1**) feel that significant progress and success has been achieved during the last 12 months and hope to be able to sustain and build on this for the future with continued partnership working of all parties involved.

3.2 Views from St Michael's Church

3.2.1 As with previous reports the views of St Michael's Church have been sought and remain the same. St Michael's own the facility and Leeds City Council had a 15 year lease for St Gabriel's with them until it expired in April 2008. Part of the facility is still used for church services.

3.2.2 In addition to St Gabriel's, St Michael's Church has a church hall which they hire out for local community activities. This is very well used and they find it hard to cater for all parties interested in hiring out space at the church hall. In particular they note the lack of capacity for meeting space in the area. Where possible, groups are referred to St Gabriel's to see if the space there would be suitable for use and as such new groups like the Mums and tots groups have been a great bonus to the people living in the falls and on the new housing on the estate towards Thorpe.

3.2.3 The trustees at St Michaels also comment that they feel that the youth facilities on offer at St. Gabriel's are first class and feel that the facility should remain open for the local youth to meet and socialise. They also opine that there is a great need for a youth club in the Falls and East Ardsley overall and believe that St. Gabriel's offers the ideal place and facilities.

3.2.4 The church trustees still remain of the view expressed in previous years that if Leeds City Council were to cease their involvement with St Gabriel's Centre, then they would have no option but to sell the building, as they feel they wouldn't have enough time or sufficient funds to commit to the running of the facility or to carry out any repairs to the property.

3.3 Youth Service

3.3.1 Over the past year, the Youth Service has provided three weekly sessions at St Gabriel's Youth Centre, the sessions have had a very good response, attracting between 15-25 young people.

- Tuesday: Intermediate Club focussing on 11 to 13 year olds
- Wednesdays: Dance Session 11 to 14 year olds (this session ran till November 2011, but has now stopped due to lack of funding, and the young people have now been linked to the nearest session at Tingley Youth Centre)
- Thursdays: Senior Youth Club 13 to 19 year olds.

3.3.2 During School holidays a programme of trips / activities has been developed and offered to young people and this has helped promote the facilities at St Gabriel's to young people who had never visited the centre before.

3.3.3 The sessions at St Gabriel's Youth Centre have engaged local young people who are in foster care and have issues in relation to school attendance. There have been a number of referrals to the sessions which have enabled young people to integrate locally and seek guidance / support in overcoming challenges.

3.4 Support from Area Support Team

3.4.1 The Area Support Team has continued in its role of providing support and guidance when required. The Area Committee previously agreed a protocol (**Appendix 2**) to help the Management Committee to be more effective in dealing with issues. This has been maintained and adopted with regular monitoring by the Community Centres Sub Committee.

3.5 Summary of Current Use

3.5.1 The timetable below shows the programme of regular activities taking place at the centre.

Day	Activity
Monday	
Tuesday	Baby & Toddler Group 9.30 – 11.30am (Weekly)

	Youth Service Intermediate Youth Club 6.00 – 8.00pm (Weekly)
Wednesday	Boogie Babies 9.30 – 10.30am (Weekly) Councillors Advice Surgery 5.30 – 7.30pm
Thursday	Baby & Toddler Group 9.30 – 11.30am (Weekly) Toy Library Thursday am Youth Service Senior Youth Club 7.00 – 9.00pm (Weekly)
Friday	Bingo Session 7.00 – 9.00pm (Monthly)
Saturday	Seasonal events and fund raising

3.5.2 Public meetings have been held to address local issues. Officers and Police representatives are invited to these forums to try to resolve any ongoing local matters. Work is being done with the community to ensure that these are successful.

3.5.3 Members of the committee have been on the appropriate training courses to ensure that all policies are successfully implemented. E.g. Food hygiene, safeguarding and first aid.

3.6 Finance

3.6.1 The table below provides an updated financial position in January 2011/12 against the end of year figures for 2010/11. Please note that the figures at January are subject to change due to any charges which may come through on the account by the end of the financial year:

Cost Type	2008/09 Actuals	2009/10 Actuals	2010-11 Actuals	2011-12 Actuals As at (31/01/12)
Rates	£1,109	£1,164	1056	1104
Grounds Maintenance				1470
Caretaking	£18,963	£7063	1863	225
Premises (utilities / supplies / services)	£4,302	£-1104 (due to large credit on electricity bill)	4363	2348
Management Fee (LCC Corporate Property Management)	£2,455	£747	1135	1460
Insurance	£430	£440	430	430
Maintenance costs	Included in premises costs in 08/09	£1,830	1010	1070
Income from Lettings	£-294	£-60	-60	-350
Telephone line			51	140
Total	£26,965	£10,080	£9,848	£7,897

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The Outer South Communities Centres Sub Committee in determining their objectives have engaged key partners and considered both local and citywide emerging priorities. These are reviewed on an annual basis with the support of St. Gabriel's management committee, St Michael's Church and Corporate Property Management Team.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 Community groups submitting a project proposal requesting funding from the Well being budget have an equal opportunities policy and as part of the application process, complete a section outlining which equality groups the project will work with and how equality and cohesion issues have been considered.

4.2.2 Internal and statutory partners are committed to equality and cohesion and all projects they are involved with will have considered these issues.

4.2.3 A light touch Equality Impact Assessments is carried out for all projects.

4.3 Council Policies and City Priorities

4.3.1 The projects outlined in this report contribute to targets and priorities set out in the following council policies:

- Vision For Leeds
- Children and Young Peoples Plan
- Health and Well being City Priority Plan
- Safer and Stronger Communities Plan
- Regeneration City Priority Plan

4.4 Resources and Value for Money

4.4.1 The resource implications are detailed at 3.6.1.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The legal implications of this report would be associated with the implementation of any lease agreement between Leeds City Council and church trustees. The lease would follow the standard terms and conditions, as agreed by Executive Board in 2005, for a six year full internal and external repairing and insuring lease with a break clause after a three year period.

4.5.2 Having decided to keep St Gabriel's open as a functional community centre for a further 3 years in 2010 the various budgetary resource implications are detailed above.

- 4.5.3 All decisions taken by the Area Committee in relation to the delegated functions from Executive Board are eligible for Call In.
- 4.5.4 There are no key or major decisions being made that would be eligible for Call In.

4.6 Risk Management

- 4.6.1 This report provides an update on work in the Outer South and therefore no risks are identifiable. Any projects funded through Well being budget complete a section identifying risks and solutions as part of the application process.

5.0 Conclusions

- 5.1 While there are a number of other community facilities in the area, it is acknowledged that they are usually fully booked. Having successfully addressed previous issues such as having appropriate furniture and equipment, the management committee continues to pursue the issue of 'fit for purpose' with regards to the condition of the kitchen, toilets and other issues. Action on these issues has been identified and progress on them continues to be tracked at the Outer South Area Committee Community Centres Sub Committee.
- 5.2 The decision to lower the cost of hiring the centre has been well received. There has been an increase in usage by new groups; advertising via Sure Start has led to greater involvement in linking with other events within the local community.
- 5.3 A programme of work has been scheduled to improve the facility and the committee members have been informed on the type of self help work that the group can undertake at the Centre. The Management committee will be applying for wellbeing funding to support the decoration work that has been identified at the centre.
- 5.4 Youth Service continue to respond to local need with appropriate sessions at the centre, as well as using the youth bus locally and in the wider Ardsley & Robin Hood area.
- 5.5 Following consideration of the above information, the Area Committee is asked to note that this is the final year of the review period.

6.0 Recommendations

- 6.1 Members are asked to note the content of this report and make comments as appropriate.

Background documents¹

St Gabriel's 12 month review March 2011

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.