

Report of the Area Leader – South East Leeds

Report to South Leeds (Outer) Area Committee

Date: Monday 2nd July 2012

Subject: Peel Street Centre

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

Summary of main issues

This report provides the Area Committee with an overview of current developments at Peel Street Centre, Morley.

Recommendation

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

1 Purpose of this report

The purpose of this report is to update members on the current position at Peel Street Centre.

2 Background information

- 2.1 In July 2006, five community facilities were transferred to the responsibility of Area Committees as part of the annual delegation of functions – the centres were Peel Street CC, Blackburn Hall, Churwell Community Centre, East Ardsley CC, and West East Ardsley CC. Of these centres, three were leased and two were directly managed by the Council. Further centres were added to the portfolio in 2008 – Gildersome YC, Lewisham Park, Rose Lund Centre, St Gabriel's, Tingley YC, Windmill YC.
- 2.2 In November 2007, the Outer South's Community Centre Sub Group began a review of the facilities delegated to the Area Committee. 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. The outcome of this exercise was that several of the buildings were highlighted for a further more detailed review, with Peel Street Centre being one of them.
- 2.3 In November 2007, a report was presented to the Outer South Area Committee to support the proposal to explore options for this centre. It was proposed that an approach to be made to Joseph Priestley College to ask if they'd like to take on the building - either through a lease or sale.
- 2.4 At the time there were five main user groups who provided activities for older people in the form of luncheon or social clubs. All the groups had free usage and were not required to make pay any charges under the new pricing and lettings policy. Joseph Priestley College did operate some classes at the facility at the time. The centre was used on an average of 18 hours per week.
- 2.5 Consultation with users groups raised some concerns about the building being fit for purpose. Surveyor inspections revealed £26,500 of backlog maintenance on the building. This figure did not cover DDA works that also needed to be carried out at the premises. The building was also costing approximately £34,000 to operate per annum with only £500 income being generated through lettings to Joseph Priestley College.
- 2.6 Following further consultation it was agreed by the Community Centres Sub Group and the Outer South Area Committee to cease the use of Peel Street. Work then took place with each of the groups to identify other appropriate facilities. The result was that all user groups were then decanted to other buildings including, Morley Town Hall and Lewisham Park Youth Club.
- 2.7 In September 2008, Joseph Priestley College took over use of the building on a Tenancy at Will, with a view to leasing the building. A stepped rent was agreed with the college, starting at £1000 per annum. For various reasons, the lease was never completed. They have occupied the premises under tenancy at will and paid £1000

per annum from September 2008 until September 2011. Currently, September 2011 to September 2012 they will pay rent of £4000.

3 Current Position

- 3.1 On 1 August 2011, Joseph Priestley College became Leeds City College following a merger. The Joseph Priestley Corporation has now been dissolved with all undertakings transferred to Leeds City College.
- 3.2 After the merger, the college reviewed their property portfolio and have concluded they no longer need this site. They now occupy the premises under a Tenancy at Will from 16 September 2011 terminating on 15 September 2012.
- 3.3 The land surrounding the premises is not owned by Leeds City Council.
- 3.4 There are still a number of backlog maintenance issues at the building. There is no current estimate of the cost to deal with the backlog as it would incur the cost of having a surveyor inspection and assessment of the condition of the building.
- 3.5 In the current year, September 2011 to September 2012, a rental income of £4000 will be received from Leeds City College (Peel Street Morley).
- 3.6 There are various local community facilities in the area such as Morley Town Hall, Lewisham Park CC, as well as other facilities provided by churches and Morley Working Men's Club, where former user groups were successfully decanted.
- 3.7 Given that Peel Street has not operated as a community facility since August 2008 there is no identifiable use for this building and it is recommended it be deemed surplus to requirements.

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. The decision in November 2007 followed a period of consultation. There has been no demand to have this centre return to its previous use. Local groups and organisations are well served with facilities in this area.

4.2 Equality and Diversity / Cohesion and Integration

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

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: Reducing the number of buildings we own.

- 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 Depending on the decision of the Area Committee with regard to the future of Peel Street Centre, there could be resource implications. I.e. either an efficiency saving to re-invest into other community centres across the Outer South Area Committee Community Centre portfolio or create a budget pressure by keeping it open, as there is no budget provision for Peel Street.

4.5 Legal Implications, Access to Information and Call In

4.5.1 There are no legal implications associated with this report.

4.5.2 All decisions taken by the Area Committee in relation to the delegated functions from Executive Board are eligible for Call In.

4.5.3 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 the Peel Street Centre and no risks have been identified.

5.0 Conclusions

5.1 The Area Committee agreed the centre was surplus to requirements in 2007 and the users were successfully decanted to other local community facilities in the area. Subsequently, Joseph Priestley College took on the centre on a tenancy at will basis. However, Joseph Priestley College has now undertaken a review of their property portfolio and have decided they no longer need the building and will be vacating the premises in September 2012. No other local interest has been identified.

6.0 Recommendations

6.1 Members are asked to note the content of this report and make comments as appropriate and declare the centre as surplus to requirements.

Background documents¹

Outer South Community Centre Issues November 2007

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.