

Report of Debra Scott, Head of Service, Environment and Neighbourhoods

Report to South (Outer) Area Committee

Date: Monday 15th July 2013

Subject: Declare Surplus to Operational Requirements and Transfer the Rose Lund Community Centre from Environment & Neighbourhoods to Children's Services

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Rothwell	
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

The Rose Lund Community Centre, Sixth Avenue, Rothwell, Leeds LS26 0HD (Rothwell ward) is currently vested with Environment and Neighbourhoods. The centre is predominantly used by Children's Services so it is proposed that the building is declared surplus to E & N and transfer to Children's Services. Details of the building are appended.

The revenue budget for the Rose Lund Centre would transfer from Environment and Neighbourhoods to Children's Services so there would be no budgetary impact on Children's Services.

Discussions have taken place with the outer south community centres sub group, Rothwell ward members, officers within Children's Services and both Environment and Neighbourhoods and Children's Services Departmental Property Managers. All were supportive of the proposed transfer providing there are no outstanding user issues to resolve.

The transfer of the building to Children's Services will not prevent current users of the centre from continuing to use it.

Recommendations

It is recommended that Outer South Area Committee support the transfer of the Rose Lund Community Centre from Environment and Neighbourhoods to Children's Services.

1 Purpose of this report

- 1.1 The purpose of this report is to gain approval for the Rose Lund Community Centre to transfer from Environment and Neighbourhoods to Children's Services as the majority of activities delivered at this centre are concerned with children and young people. Children's Services aim to expand their offer for two year olds and the Rose Lund Centre would contribute towards achieving their ambition.

2 Background information

- 2.2 In 2006/7/8 over 70 community centres were transferred from various services to the Environment and Neighbourhoods which were then delegated to area committees. Over recent years, as knowledge of the centres has increased it has become apparent that some centres would be more appropriately vested elsewhere.
- 2.3 This view has been supported by the Community Centres Review Advisory Board which was established by Environment and Neighbourhoods to review the directorate's portfolio of community centres. The advisory board comprises senior officers from across the council, third sector partners and elected member representation. The board has been looking at a range of issues concerning community centres including new management models, reducing the number of assets, community asset transfers and transferring centres where appropriate to other directorates.
- 2.4 The Rose Lund Community Centre primarily caters for children and young people with Early Start delivering activities during the day Monday to Fridays and youth service delivering some evening activities. DAZL dance group did use the centre on a weekend (waiting for clarification that it has ceased) and there are also occasional ad hoc bookings for children's parties.

3.0 Main Issues

- 3.1 The Rose Lund Community Centre is a relatively new building (constructed late 1990s) which has predominantly been used for the delivery of children's services. A small amount of income has been generated in the past through ad hoc bookings for parties and through regular bookings by DAZL dance group.
- 3.2 A breakdown of budget for the centre is appended. The revenue budget would transfer along with the building to Children's Services so there would be no negative impact on their budget position.
- 3.3 The centre is currently managed by Facilities Management who take care of the lettings, caretaking etc. This arrangement will continue unless Children's Services terminate this agreement and provide their own facilities management. The management fee is covered in the revenue budgets.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The outer south community centres sub group discussed the transfer of the Rose Lund Community Centre at their meeting on 27 February 2013. The sub group supported the transfer to Children's Services providing Rothwell members were in favour. Consultation with Rothwell members took place via email and at a meeting with Cllr Golton on 1 May 2013. The key issues were that community access to the building needs to continue and that the centre is promoted locally by Children's Services through the tenants and residents association.
- 4.1.2 Children's Services have confirmed their commitment to continued community access and to its promotion locally including through leaflets, flyers, outreach, Aire Valley booklets, voluntary and private sector child care providers.
- 4.1.3 As the transfer of the building from one directorate to another will not prevent users from continuing to use it, consultation on the internal transfer is unnecessary but discussions will take place with user groups regarding any changes to the booking process, if the facilities management of the building is taken over by Children's Services.

5 Equality and Diversity / Cohesion and Integration

- 5.1.1 An EIA screening has been undertaken to establish whether or not a full EIA should be completed at this time and it has been concluded that a full EIA is not required as the decision to transfer this centre would have no negative effect on either the service or the centre's users.

5.2 Council policies and City Priorities

- 5.2.1 The transfer of the Rose Lund Centre will contribute towards making better use of the council's assets.

5.3 Resources and value for money

- 5.3.1 This meets the council's aim of managing resources effectively.

5.4 Legal Implications, Access to Information and Call In

- 5.4.1 There are no legal implications arising from the contents of this report.

5.5 Risk Management

- 5.5.1 There is minimal risk associated with this proposal which is an internal asset transfer. The main risk is to centre users being unclear regarding future management of the centre though this can be mitigated by all users being provided with contact details of any new building management arrangements that may be developed. The transfer of the centres will not affect the services that are based there nor the services delivered within them.

6 Conclusions

6.1 As the Rose Lund Community Centre is primarily used to deliver children's services it is appropriate to transfer the building and budget from Environment and Neighbourhoods to Children's Services.

6.2 There would be no negative impact to users if the buildings transfer.

7 Recommendations

7.1 It is recommended that the Rose Lund Community Centre and revenue budget transfers from Environment and Neighbourhoods to Children's Services.

8 Background documents¹

8.1 EIA screening document

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.

Rose Lund Community Centre

1. Centre Details	
Leeds Street Atlas page ref:	152 E1
Address:	Sixth Avenue Rothwell Leeds LS26 0HD
Telephone:	0113 2887077
Fax:	n/a
Email:	n/a
Ward:	Rothwell
Area Committee:	Outer South
Vested with:	E & N
Description:	Constructed in 1996 and opened in February 1997. Single storey, brick building with roller shutters to windows.
Facilities:	
<i>Internal</i>	Creche, main hall, offices, toilets and changing rooms.
<i>External</i>	Car park nearby on John O'Gaunts site.
Size of Centre (sqm)	235m ²



2. Management Arrangements
The centre is directly managed by Leeds City Council. Facilities Management provides a facilities management service that includes lettings and caretaking.
Corporate Property Management Repairs Helpline:(0113) 24 74105
Lettings Staff Contact : (0113) 22 43850

3. Authorised Key Holding organisations:	
Name	Organisation

4. Organisations using the Centre:	
Name	Use
LCC Early Start	Mon- Fri day time. Children's Centre provision. This use is free of charge
DAZL Dance	Saturday use – dance class for young people. This is a charged letting. This letting may have ceased – awaiting confirmation
LCC Youth Service	Evening use. This use is free of charge.

5. Budget 2012-13 actuals and budget for 2013-14

	Rose Lund Centre	Actuals 12/13	Budget 13/14
142 02	National Non-Domestic Rates - Nndr Charges/Credits	2,962	3,720
166 85	Community Buildings Recharges - Staffing	17,594	19,430
166 86	Community Buildings Recharges – Premises (utilities)	7,730	9,030
166 87	Community Buildings Recharges - Management Fee	4,280	4,930
170 00	Premises Related Insurance	200	0
213 00	Telephones	422	1,000
266 00	Licences (PRS charges)	196	0
418 00	Corporate Property Management	2,070	0
730 03	Capital Charges - Depreciation - Buildings	6,947	7,270
732 02	Impairment - Cv Exterior Cladding 2002	-3,674	0
956 00	Income from Hire Of Rooms & Equipment	-436	-180
		38,291	45,200