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## Report of the Director of Environment & Neighbourhoods

### Outer South Area Committee

Date: Monday 2<sup>nd</sup> July 2007

Subject: Update on Outer South Community Centres

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#### Electoral Wards Affected:

Ardsley & Robin Hood  
Morley North  
Morley South  
Rothwell

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council  
Function

Delegated Executive  
Function available  
for Call In

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

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## Executive Summary

This report provides a comprehensive update on the current position with the portfolio of community facilities which officers from South Area Management Team are overseeing on behalf of the Area Committee.

The report also provides an outline of the work which the Outer South Community Centre Sub Committee has been undertaking.

### 1.0 Purpose Of This Report

1.1 The purpose of this report is to provide Outer South Area Committee members with a full update on the current progress of a number of community facilities in the area.

### 2.0 Background Information

2.1 In July 2006, five community facilities were transferred over to the responsibility of Area Committees as part of the annual delegation of functions. Of these centres, three were leased and two were directly managed by the Council.

2.3 There were a number of responsibilities that also transferred for the Area Management Team to carry out on behalf of the Area Committee, these responsibilities were:-

- Liaising with users, user groups, local members and management committees on issues related to centres in their area
- Developing proposals for re-shaping the portfolio in the area

- Developing capital schemes and funding packages
- Monitoring the service level agreement with City Services for centres in their area and monitoring capital and revenue budgets
- Ensuring that leases and licences are in place and reviewed periodically
- Developing, implementing and overseeing the administration of a new schedule of pricing and discounts for centre usage

2.3 Following a decision by Executive Board, it was decided that there would be a further delegation of community centres to the Area Committees. This will mean that a further seven buildings will be transferred over into the Outer South Area Committees community Centre portfolio in autumn 2007.

### **3.0 Outer South Community Centres Sub Committee**

3.1 To support the management of community centres in the area, an Outer South Community Centres Sub Committee was established in January to oversee the portfolio and discuss key issues which effect specific buildings or all of the delegated facilities. Minutes of all previous sub committee meetings are attached at appendices 1a, 1b and 1c.

3.2 The Sub Committee is made up of a Councillor from each ward in Outer South, officers from Area Management and City Services Facilities Management Team. The ward members who currently sit on the committee are:-  
Councillor Grayshon – the current chair and representative of Morley South  
Councillor Dunn – representing Ardsley and Robin Hood Ward  
Councillor Wilson – representing Rothwell Ward

3.3 Currently, there is no representative on the Sub Committee for Morley North – Councillor Gettings has been proposed to take on this role.

3.4 At the present time, it is very much a transitional period due to the transfer of facilities between the former Learning and Leisure Department to the Environments and Neighbourhoods Directorate. Even though the centres are not the official responsibility of the Area Committee, South Area Management Team are picking up numerous outstanding issues which need resolving urgently as they have been left for a number of years without progress. This is being progressed through an action plan which has been drawn up for the sub group to oversee.

### **4.0 Community Centres issues in Outer South Leeds**

4.1 This section contains an update on each building in the Outer South area, providing members with an overview of current measures being taken at various facilities to address the backlog of asset management issues associated with these buildings.

**Blackburn Hall, Rothwell** – Backlog maintenance work still to be completed at this facility – it has been stressed that this needs to be undertaken as soon as possible

**Churwell, Morley North** – Progress with the possible relocation of community activities to Churwell Primary School is currently on hold. Education Leeds have a shortfall of funding for the accommodation which would be used to house these activities. Other options will be explored in the area to provide better community accommodation.

**East Ardsley, Ardsley & Robin Hood** – All backlog maintenance works are now complete – lease negotiations can now progress further with the community association.

**Gildersome YC, Morley North** – There are no issues with the facility at the present time.

**Lewisham Park, Morley South** – There are no issues with the facility at the present time.

**Morley Town Hall (four rooms), Morley South** – Work ongoing with City Services to provide a list of essential works for these rooms if funding becomes available. Discussions have been continuing with Customer Services about additional security measures for the premises.

**Peel Street, Morley South** – An options appraisal for the facility and its provision is being drawn up – this piece of work is in the preliminary stages. A meeting has been held with a representative from the older persons group to discuss alternative accommodation for their activities – Morley Town Hall is currently being explored as an option.

**Rose Lund, Rothwell** – It is felt that this facility would be better placed under the management responsibility of Parks and Countryside due to the extension of the building to incorporate new changing facilities. Discussions are ongoing with Parks & Countryside.

**St Gabriel's, Ardsley & Robin Hood** – There is minimal activity taking place in the building at a cost of approximately £40,000 per year annum. The lease between the Council and Diocese expires in March 2008. Initial discussions have taken place with the local church representatives, Youth Service and Ward Members to discuss the future of the building.

**West Ardsley, Ardsley & Robin Hood** – No issues, the building is leased to Kaleidoscope

**Tingley, Ardsley & Robin Hood** – There are no issues with the facility at the present time.

**Windmill, Rothwell** – There are a number of complex issues being addressed which have been in abeyance for a number of years:-

- There is £100,000 of Section 106 funds to be spent by 2009 on community facilities in the Rothwell area – this funding has been available since 2004 but no firm plans have been drawn up on how to spend the monies on the building
- There is also no lease currently in place for the facility – the trustees would like to have a new one drawn up for 75 years. However, their proposal would include the house next door to the facility which is also under the trustee's ownership and the caretaker's house. As no budget exists to cover any repairs to these properties, a proposal has been put to the trustees suggesting sale of some assets to top up the 106 funding to carry out additional repairs / improvements

## **5.0 Implications For Council Policy and Governance**

5.1 There are no direct implications for the above as a result of this report.

## **6.0 Legal and Resource Implications**

### **Legal**

6.1 There are no legal implications associated with this report

### **Resource**

6.2 The resource implications associated with this report will be mainly to do with capital funding once a backlog maintenance programme is established for the community facilities. The Community Centres Sub Committee will prioritise improvements to centres once funding becomes available.

## **7.0 Conclusions**

7.1 This report is purely for information purposes only and to update all Outer South Ward Members on current issues with community facilities delegated to the Area Committees portfolio across Outer South Leeds. If Members have any specific issues which they require to be addressed, these should be fed through by the relevant ward representative on the Community Centres Sub Committee.

## **8.0 Recommendations**

8.1 Members of the Outer South Area Committee are requested to:

- To note the contents of this report
- To highlight any queries or issues which relate to any of the community centres listed in the report
- Note the appointment of Councillor Gettings as the representative for Morley North on the Community Centres Sub Committee