



Report of the East North East Area Manager

Inner East Area Committee

Date: 2nd December 2010

Subject: Community Centers Update Report

Electoral Wards Affected:

Burmantofts & Richmond Hill
Gipton & Harehills
Killingbeck & Seacroft

Specific Implications For:

Ethnic minorities
Women
Disabled people
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

Executive Summary

This report outlines the recent work of the Community Centres Working Group within Inner East Leeds which requires consideration by the Area Committee. The report:

Updates the Area Committee on the current position with the closure of Harehills Place and South Gipton Community Centres and looks at options for provision of alternative community space within the locality.

The report also looks at the backlog maintenance issues within the community centres portfolio vested with the Inner East Area Committee and considers the possible investment options for the insurance money from the Pakistani Centre fire.

The Inner East Area Committee is recommended to:

Note the contents of this report and the progress made to date on the work requested.

Purpose of This Report

1. This report updates the Inner East Area Committee on the progress of the Community Centres Working Group. It outlines the work undertaken around identifying alternative community provision to offset the impact of declaring Harehills Place and South Gipton Community Centres surplus to requirement.
2. The report also outlines the work undertaken in considering how the insurance money and any capital receipt received could be invested to the greatest advantage.

Background Information

3. At the Inner East community centre sub committee meeting on 2nd November 2010 a discussion took place regarding capital available to invest in community facilities in the Gipton and Harehills area. The capital available comprises £438,000 insurance money, plus the possibility of any capital receipt from the disposal of Harehills Place and South Gipton community centres.
4. The committee agreed that single interest groups would not be supported as they were adequately provided for already. Therefore it was agreed not to look at capital investment in the Bangladeshi and Pakistani Centres, the Tradex building nor the building used by Shantona.

Main Issues

Harehills Place Options

5. Two options that members were keen to see developed further to compensate for the loss of Harehills Place were leasing of space within the Shine building and extension of the portacabin provision in the grounds of Hovingham Primary School for community use.

Shine

6. Discussions have taken place with Shine management regarding a range of options on the space that could be made available for community lets. Bearing in mind the current community users at Shine use the Studio@Shine, an accessible, light, flexible space that can accommodate a range of activities, it would make sense for the council to secure this room for community use.
7. However, this room is also used by Shine to host conferences, seminars and other events which generates more income than community lets.
8. If the council was to lease this space for exclusive use, it would deprive Shine of an opportunity to generate much needed income from events.
9. An option which might suit both parties would be for the council to lease 50 hours per week in the Studio@Shine room. If the room was available for 80-90 hours a week this would leave 30-40 hours for Shine to hire out at commercial rates.
10. The council operates on a similar basis – leasing out part of a room or for fixed hours use. City Development recommends a 6 year lease as this is the current standard for community leases. City Development would lead the negotiations on terms, charges etc. on behalf of the council.

11. Shine have indicated a cost for leasing space to Leeds City Council though the working group asked that further lease negotiations take place with Shine as they felt that the figures quoted were high for the amount of access on offer. A request was therefore placed with City Development to provide a suitable member of staff to engage in negotiations on the Area Committee's behalf with Shine and a meeting is currently being arranged.

Hovingham Primary School

12. In addition to Shine, the original proposal was also to explore the possibility of extending the portacabin provision on the Hovingham primary school site in order to expand community facilities.
13. After investigation this option has been discounted at present. The reason for this is that Education Leeds is currently seeking to increase the number of primary school places across the city and Hovingham has been earmarked as one of the schools to permanently expand. This would require extending the school, using the available space that a portacabin extension would require. Even if there was sufficient space on site to house a portacabin, it wouldn't be feasible to have one on site whilst building work is taking place.
14. In the longer term, Members could propose that Education Leeds to consider the provision of community facilities in any redesign of the school. However, as no firm decision has been made as yet around extending the school, this is not a quick fix solution.
15. The working group agreed that this was not a feasible option at this time and did not wish to progress it any further.

South Gipton Options

16. Two options that members were keen to see developed further to compensate for the loss of South Gipton were greater community use of Wykebeck Valley Day Centre and Wykebeck Primary School.

Wykebeck Valley Day Centre

17. One option that the working group was keen to progress as alternative provision to South Gipton Community Centre was the expanded use of Wykebeck Valley Day Centre to broader community use. Through investigation with Adult Social Care we have been informed that they are about to seek approval from the Executive Board in December to go out to public consultation in January on a review of their service. This will look at a new service model and this is likely to include proposals to increased use of Wykebeck Valley Day Centre. This would limit any access for other use by the community. Additionally, Adult Social Care expressed concern over the suitability of the centre for some activities, given its specialist nature.
18. Given the uncertainties around availability of the centre, we do not feel it is possible to progress this option at this time.

Wykebeck Primary School

19. The option of extending Wykebeck Primary School to incorporate a community space has also been considered. This is not seen as viable as the cost of building

an extension to the school is likely to exceed any available funding and it would also require major disruption to the school.

20. However, the committee is asked to note that community access to the school is already available through the Education Lettings process. Although this would be under the Education pricings and lettings policies.

Other Information Requested By the Area Committee

Breakdown of Outstanding Maintenance for All Inner East Community Centres

21. In order to prioritise spending on the portfolio of community centres, a request was made by the working group to Corporate Property Management for a detailed breakdown of outstanding maintenance works at all of the community centres. On examination of this data it was clear that further detail is required to make the relevant recommendations. Corporate Property Management is currently reviewing this information to ensure its content is sufficient for this purpose.

Information on Impact Upon the Youth Service of Closure of These Centres

22. The working group asked that we discuss with Youth Service the impact of the closure of South Gipton Community Centre. Some information has been received regarding the level of Youth Service usage and a meeting is arranged with the Youth Service Manager to discuss this. Given the timing of this meeting, a verbal update will be provided at the Area Committee.

Possible Investment Options for the Available Capital Funding

23. One of the key actions that the community centre working group requested was a set of recommendations on how we could spend the available capital funding to address the issues raised by the closure of both Harehills Place and South Gipton and firm up figures.
24. After discussing all of the options set out above, the priorities that the working group set out were:
- Exploring the possibility of leasing space at Shine
 - Exploring the possibility of extending Wykebeck Valley Day Centre
 - Identifying the amount of maintenance required at Henry Barran and other Area Committee Centres
25. As can be seen from the above information, despite action on all points, we have not been able to progress any of them sufficiently to bring recommendations to the Area Committee.

Implications For Council Policy And Governance

26. There are no implications for Council policy and governance.

Legal And Resource Implications

27. There are no legal and resource implications.

Conclusions

28. Although progress has been made on all the actions requested by both the Inner East Area Committee and the Community Centres Working Group, it has not been possible to bring back firm proposals around alternative community provision at this time. Work is ongoing to answer those outstanding issues and a further report will be brought back to the next meeting of the Area Committee.

Recommendations

29. The Inner East Area Committee is recommended to:

Note the contents of this report and the progress made to date on the work requested.

Background Papers

Community Centres Report – 22nd October 2009
Community Centres Report – 4th February 2010
Inner East Community Centres Update Report – 23rd September 2010
Community Centres Options Appraisal – 21st October 2010
Capital Strategy and Asset Management Plan 2007-08