



Report of the East North East Area Manager

Inner East Area Committee

Date: 24th March 2011

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 Inner East Area Committee is recommended to:

- Note the contents of this report and the progress made to date on the work requested.
- Agree to no longer pursue the proposals for the council to lease additional community space in Harehills at this time.
- Support the proposal for Education Leeds to expand Wykebeck Primary School on the site of South Gipton Community Centre, and to invest in the provision of a community space within the expanded school.

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 24th February 2011 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 meeting also considered the impact of the disposal of both Harehills Place and South Gipton Community Centres and looked at a range of options that could help provide alternative community provision for the loss of these facilities.

Main Issues

Harehills Place

5. One option that members were keen to see developed further to compensate for the loss of Harehills Place were leasing of space within the Shine building for community use.
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 was felt that 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. 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.
8. Therefore, an option was considered for the council to lease 50 hours per week in the Studio@Shine room. This would leave capacity for Shine to also hire out the space when not being used by the community at commercial rates.
9. After consultation with City Development concern was raised over the terms and cost for the proposed lease as they felt that the figures quoted were high for the amount of access on offer. This has meant that negotiations have currently stalled.
10. Leasing dedicated space at Shine is not the preferred option for the Shine management committee, as this would restrict their commercial usage of the space.
11. It is now eighteen months since Harehills Place was closed on health and safety grounds. Despite the best efforts of Area Management to explore alternatives for community provision there has been little success to date. The loss of this provision however does not seem to have had a major impact upon the local community as the centre had only light use when it was open and all groups were successfully relocated to already existing alternative venues. This has raised the question of whether there is a need to provide any additional community space, at a cost to the

council, when budgets are increasingly under pressure. It is therefore proposed that the Area Committee no longer pursues the proposals for leasing community space in Harehills at this time.

South Gipton

12. In respect of the disposal of South Gipton Community Centre, Members were keen to see options developed to compensate for its loss. Two options considered were greater community use of Wykebeck Valley Day Centre and Wykebeck Primary School.
13. The extension of Wykebeck Valley Day Centre is not a possible solution to the closure of South Gipton Community Centre due to the increased usage by Adult Social Care. However, the option to include community space within any proposed expansion of Wykebeck Primary School is a possibility.
14. Through consultation with Education Leeds, it has become evident that they are keen to take on the South Gipton Community Centre site to enable them to expand Wykebeck Primary School. There would be no capital receipt from this transfer as the land would remain under the ownership of the council. Education Leeds have stated that they would be receptive to the idea of including dedicated community space within the expansion, subject to the additional funding required being available. Capital funding has been identified to include such a community space, and the Area Committee are asked to support this proposal as a solution to replacing South Gipton Community Centre.
15. The working group also asked that we discuss with both the Youth Service and the local community, the impact of the closure of South Gipton Community Centre. After discussions with the Youth Service Manager, it is clear that they are actively pursuing a range of alternative provision for young people around this area. This will include increased use of both alternative venues and mobile provision. They have indicated that this will be in place by the end of March 2011.
16. The East North East Area Management Team have also attended a number of meetings with the Brander Road Residents Association. Although they are disappointed with the loss of South Gipton Community Centre, they recognise the poor condition of this facility and the lack of resources to enable the council to bring it back to a decent standard. Work has taken place to ensure that the group has access to other local venues and they are very supportive of the council pursuing the option of including community space within Wykebeck Primary School.

Implications For Council Policy And Governance

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

Legal And Resource Implications

18. There are no legal and resource implications.

Conclusions

19. Some progress has been made on all the actions requested by both the Inner East Area Committee and the Community Centres Working Group. 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

20. The Inner East Area Committee is recommended to:

- Note the contents of this report and the progress made to date on the work requested.
- Agree to no longer pursue the proposals for the council to lease additional community space in Harehills at this time.
- Support the proposal for Education Leeds to expand Wykebeck Primary School on the site of South Gipton Community Centre, and to invest in the provision of a community space within the expanded school.

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

Community Centres Update Report – 2nd December 2010

Capital Strategy and Asset Management Plan 2007-08