

**Report of the Director of City Development**

**Report to: Executive Board**

**Date: 18 July 2012**

**Subject: Community Asset Transfer of Bramley Lawn Day Centre to Bramley Elderly Action**

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

**Summary of main issues**

1. Bramley Lawn Day Centre closed as a Council managed care centre for older people in March 2010. Since that time Bramley Elderly Action (BEA) have been developing a proposal to take over the centre and use it as a community resource with a particular focus on older people.
2. BEA have requested a 25 year peppercorn lease. The building is in relatively good condition, but has £31,000 of desirable rated backlog maintenance. Once they have taken over the building BEA will fundraise to pay for these works.
3. The transfer will contribute to the Council's priorities for Adult Social Care as well as benefiting the wider community.
4. The site has alternative development potential for housing. On this basis its value has been assessed at £130,000.

**Recommendations**

5. It is recommended that the Executive Board approves the community asset transfer of Bramley Lawn Day Centre to Bramley Elderly Action by way of a 25 year peppercorn lease with full repairing and insuring liabilities.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to seek Executive Board approval for community asset transfer of Bramley Lawn Day Centre to Bramley Elderly Action by way of a 25 year peppercorn full repairing and insuring lease.

## **2 Background information**

- 2.1 Bramley Lawn Day Centre closed as a Council managed care centre for older people in March 2010. Part of the report approved at Executive Board in October 2009 for closure of the facility stated that alternative usage would be actively pursued. This led to Bramley Elderly Action, declaring interest in taking over the property and starting dialogue with colleagues in Adult Social Care. No other interest has been expressed in the property. The centre is located on Stanningley Road, adjacent to Rossefield Manor Elderly Care Home. A site plan can be found at Appendix 1.
- 2.2 Bramley Elderly Action (BEA) is a registered charity and company limited by guarantee. BEA was established in 1994 with Council funding and provides a broad range of support services and activities for older people throughout the Bramley & Stanningley ward. BEA has over 1,200 members, 120 volunteers, 14 members of staff and generates funding of £270,000 per year. Recently BEA has expanded and now delivers services in Burley, Headingley, Little Woodhouse, Hyde Park and Kirkstall. BEA also owns a social enterprise which operates a community shop and mentoring service. The majority of BEA's funding is from contracts with Adult Social Care to deliver three Neighbourhood Network Schemes and dementia care.

## **3 Main issues**

- 3.1 BEA proposes to take over Bramley Lawn Day Centre and operate it as a community resource which, although it will have a particular focus on older people's activities, will be open to all of the local community.
- 3.2 The centre will provide a second base for BEA and it will be used throughout the day to provide BEA's core services to older people as well as being available for hire by members of the local community, other voluntary and community groups and public sector agencies. The office space within the centre will be made available for hire to local businesses, including BEA's social enterprise. In the evenings and at weekends the facility will be available for community hire.
- 3.3 The centre will not only be self-sustaining, but will help BEA generate additional revenue so they can be less reliant on public sector funding. Although the majority of their funding is relatively secure for the next four years, beyond that time the nature of their funding is likely to change.
- 3.4 BEA have produced a business plan for the centre which estimates running costs to be between £20-30k per year. The building is relatively small so utilities and NNDR costs are limited. At first no additional staffing will be required, but as

activities increase so will staff costs. The business plan shows relatively modest income forecasts, but these are sufficient to meet costs.

3.5 The property is in relatively good condition, especially considering it has been closed for two years. BEA have had a survey undertaken and the property could be brought back into use for about £5,000, which BEA have access to. There is a further £31,000 of desirable works for the roof, redecorating, electrical works and plumbing, but the property can be brought back into use before these take place. BEA intend to fundraise for these works once the centre is open.

3.6 Commissioning Services within Adult Social Care are supportive of the application and are the sponsoring service. They have an ongoing contractual relationship with BEA and will monitor their activities as part of that relationship.

3.7 The Council Business Plan 2011-15 identifies twelve priorities for Adult Social Care. The proposed community asset transfer will contribute to six of these targets:

- Extend the use of personal budgets, with targets to increase the percentage of service users and carers with control over their own care budget to 55% by 2012/13;
- improve the range of daytime activities for people with eligible social care needs;
- ensure more people with poor physical or mental health remain living at home or close to home for longer;
- support adults whose circumstances make them vulnerable to live safe and independent lives;
- provide easier access to joined-up health and social care services;
- people with social care needs receive coordinated and effective personalised support.

3.8 'Better Lives through Enterprise' is also one of the three priorities that Adult Social Care has adopted in making Leeds a place where people can be supported to have better lives than they do now. An enterprising approach has been taken in developing BEA's proposals for use of the building.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 In September 2011 Bramley Elderly Action held an open day at the Bramley Lawn centre to consult with members of the local community and referral organisations about how they would like to use the centre if it became available as a new community facility. Over 60 people attended the open day and a further six people who could not make the event submitted suggestions. The consultation found that there:

- was support for use of the day centre to extend the range of activities for older people in the community as well as opening up the centre to other groups and organisations that are looking for premises to run activities or for

use by the general public for private functions including community activities, lunch club, café/soup kitchen, gardening club/therapy, yard/car boot sales;

- Consultees also suggested that the building is made available for use in the evenings and weekends, for example for independent classes (such as fitness sessions) or for private hire (parties or funeral teas) or to other groups who may wish to use the centre include the local residents association and the PCSOs.

4.1.2 Overall, there was significant support for the proposal making the building into a community resource, with a focus on older people's services, would be a valuable asset to the local community, increasing the availability of local community facilities.

4.1.3 Bramley & Stanningley Ward members have been briefed and are supportive of the proposal.

## **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 An equality, diversity, cohesion and integration screening has been carried and published on the Council's internet site. The screening found that the proposal would have a beneficial impact particularly for older people, but by being available for all would also benefit the wider community. No negative impacts were found.

## **4.3 Council policies and City Priorities**

4.3.1 The proposal fits in with the draft community asset transfer policy considered by Executive Board in March 2012 and which is currently out for consultation. The consideration of this project against the full proposed CAT framework is set out in Appendix 2. Of the 32 questions on this framework it marked positively for 27, negatively for 2 and was not applicable for 3. The negative marks are because no alternative buildings have been considered and that there hasn't been independent verification of the business plan, although given officers satisfaction that the business plan is viable an independent verification has not been deemed necessary.

4.4 The Leeds Growth Strategy, published in 2011, outlines the social enterprise and third sector as one of the seven core priorities for the city in terms of economic growth. The proposed community asset transfer will support further development of BEA as well as providing additional community facilities.

## **4.5 Resources and value for money**

4.5.1 An assessment of the alternative development potential of the site has been undertaken. The assessment showed that the site had potential for a small residential scheme and this would be the highest value use. On this basis the site has been valued at £130,000.

## **4.6 Legal Implications, Access to Information and Call In**

4.6.1 This report is eligible for Call In

## **4.7 Risk Management**

- 4.7.1 The proposal is low risk. Conditions in the lease will protect the use of the property to community activities. Draft heads of terms are attached at Appendix 3. BEA will be responsible for all repairs and insurance. BEA's business plan for the centre is considered viable and their track record is very good. Should the project ultimately prove undeliverable the property will revert to us for reuse or disposal. It is likely we would demolish the existing building and re-use or dispose of the site.

## **5 Conclusions**

- 5.1 BEA are a long established charity with a good track record of providing services to older people in West and North West Leeds. Their proposal to take a long lease on Bramley Lawn Day Centre will provide a project that will benefit the whole of the local community, particularly older people. The proposal is considered viable and low risk. However, engaging in the project will result in the loss of a potential capital receipt, estimated at £130,000.

## **6 Recommendations**

- 6.1 It is recommended that the Executive Board approves the community asset transfer of Bramley Lawn Day Centre to Bramley Elderly Action by way of a 25 year peppercorn lease with full repairing and insuring liabilities.

## **7 Background documents<sup>1</sup>**

- 7.1 Asset Management Service file
- 7.2 Equality, Diversity, Cohesion and Integration Screening

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<sup>1</sup> 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.