

INNER EAST COMMUNITY CENTRE WORKING GROUP

Thursday 26th July 2012, Reginald Centre

In Attendance: Councillor Hyde (Chair), Cllr Maqsood (G&H), Cllr Morgan (K&S), Cllr Khan (BRH), Sarah May (ENE Area Support Team) and Clare Wiggins (ENE Area Support Team).

1.	Introductions and apologies
	Councillor Hyde welcomed everyone to the meeting. Apologies from Trudie Canavan.
2.	Minutes of the last meeting and matters arising
2.1	Minutes of the meeting held on 29 th May were agreed as an accurate record.
2.2	A meeting is required re DYCA including Alan Bolton, Joanne Buck and Rory. This needs to be reviewed quarterly.
3.	City-wide review
3.1	CW confirmed that a city-wide review was to be undertaken in 3 patches: Beeston Hill and Holbeck (2 wards), Hyde Park and Woodhouse (not Headingley), Burmantofts and Richmond Hill. It was felt that attempts to do a complete city-wide review were too onerous.
4.	IT in community centres
4.1	<p>The group agreed that they wanted to see IT in all LCC centres. The current position is as follows:</p> <ul style="list-style-type: none"> • Henry Barran – activated • Ebor Gardens – activated • Crossgates - activated • Kentmere – full infrastructure required • Alston Lane – no provision • Wykebeck – no provision but trunking etc in place • Lincoln Green – IT currently being re-instated <p>Cllr Hyde requested a summary of costs to ensure IT provision in all centres. CW to take a 50/50 request to Area Committee and Area Panels. This would link with the Welfare Reforms work. Within G&H the priority centres should be Wykebeck (and then Henry Barran), within K&S Kentmere (and then Crossgates), within BRH Ebor Gardens. No action to be taken for Nowell Mount or Alston lane in relation to IT.</p> <p>Through the Aire Valley Enterprise Zone, there may be a need to create Job Shops and have funding and new jobs in Richmond Hill and Harehills.</p>

5.	Updates on priority centres: Alston Lane, Lincoln Green and Nowell Mount
	<p>Alston Lane –</p> <ul style="list-style-type: none"> • Lettings have confirmed that a community office was agreed as a free let for SSGN by Cllr Hyde on 23rd May for 1 year. This is for 10-3 Monday – Friday. TC has sent an e-mail to lettings to start enquiries into their usage as insufficient details provided so far. Lettings will contact them to confirm that the free usage was being evaluated. • No evidence of letting for gala – TC to investigate <p>Lincoln Green –</p> <ul style="list-style-type: none"> • Cllr Khan requested a sign be put up as in other centres with the contact phone number on. NC to investigate. SM stated that this would require Area Committee funding. <p>Nowell Mount –</p> <ul style="list-style-type: none"> • Cllr Hyde confirmed that if no usage could be identified before 31st December 2012, the Area Committee would need to consider closure. A paper would be submitted to the March Area Committee to remove the centre from the AC's portfolio. • The group agreed that it would be useful to use Bill Graham's ideas from New Wortley and Fairfield CC, but that the Area Committee would not fund such a post. CW to meet with Bill, Cllr Hyde and Cllr Graham. • Discussions took place around potential users such as libraries. However, Library Services suggest mobile library provision is more effective and accessible.
6.	Updates on other community centres
	<p>Ebor Gardens</p> <ul style="list-style-type: none"> • T Canavan and N Charlesworth met with Herpo on 1st June and he has been advised not to proceed
	<p>Kentmere –</p> <ul style="list-style-type: none"> • CW advised that the FEAST project at Kentmere / Henry Barran was being delayed due to a lack of commitment from Leeds City College • The partnership group are still proceeding with part of the business plan for Henry Barran but the Kentmere CC element needed full market testing • J Buck awaiting feedback from JIMBO's re business development support • J Buck to speak to Ann Eveleigh and arrange meeting with JB and Cllr Hyde (JB to state that Cllr Hyde has requested this meeting). JB to ask someone from Business Development to support
	<p>Ebor Gardens –</p> <ul style="list-style-type: none"> • Herpo wants to take on Ebor Gardens • TC and Neil C to meet to advise why this cannot be done
	<p>Harehills Place-</p> <ul style="list-style-type: none"> • CW to chase Harehills Place query re whether the 15% sum going back to Area Committee can be increased. There is a carpet business interested (via Cllr Hussain). Property Services (and also George Moody) advised that the market needed to be tested.

	<ul style="list-style-type: none"> • Property Services (Chris Gomersal) are dealing with this and George Moody MP is also involved • CW to check with M Mills / C Gomersal re % ring-fenced to ward / Area Committee. CW to check minutes from Area Committee approximately 2 years ago on a report done by S Byrne • The group stated that Hamara had previously been interested in Harehills Place and asked CW to check if this was still the case. CW advised that they had now re-formed as ECHO and now occupied the first floor at the Pakistani centre but she would check with Averil if they had any current interest in Harehills Place. Cllr Khan asked CW to check if they were interested in any community centre space within BRH.
	<p>South Gipton CC –</p> <ul style="list-style-type: none"> • Ward Members have agreed to a name for the new centre 'Dame Waterman Community Centre' <p>CW outlined Legal advice that had now been received:</p> <ul style="list-style-type: none"> • Granting a lease to GIPSIL or another community organisation which would manage the premises and the lettings. There are several drawbacks: • We could only grant a lease if we can give 'exclusive possession' of the facility to the tenant and the tenant would be able to exclude others from the premises. As the MUGA is likely to be used mainly by the school and the school will have a key and have their own separate access to the MUGA and the hall and exclusive use of one of the store rooms, it would only be possible to grant a lease of the meeting rooms and 1 store room and the kitchen • The lettings are unlikely to generate an income for GIPSIL to enable them to maintain and manage the facility. The Council would have to fund them, and grant a lease at a peppercorn • The council would have the additional cost of monitoring GIPSIL's performance • Any lease would require Secretary of State consent • If the school becomes a trust, the freehold will be transferred to the trust subject to the lease. The trust will become the landlord and the Council will lose all control. When the lease term comes to an end, the trust will retain the freehold • If the school becomes an academy, the school would submit a proposal to the DfE detailing any existing arrangements for any shared facilities and proposals for their use post conversion. It may be possible to exclude the area leased to GIPSIL from the area leased to the academy, or agree a lease back from the academy, but only if the school didn't want the facility or could not demonstrate that it was the main user
7.	AOB
	<p>Seacroft CLT had asked for a full list of equipment in all community centres as play equipment for children. The Youth Service will do this inventory work for their centres. NC has completed this for Richmond Hill.</p>
8.	Date and time of next meeting
	Thursday 20 th September 2012 – Reginald Centre