



Leicester
City Council

WARDS AFFECTED
All

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Cabinet

30th March 2009

Capital Programme 08/09 & 09/10: Community Centres

Report of the Service Director Safer and Stronger Communities

1. Purpose of Report

- 1.1 This report describes the proposed use of the provisional capital allocation to Community Services in each of the 2008/09 and 2009/10 budgets, earmarked at £100,000 per year, plus an additional £57,000 (2008/09) for essential refurbishment works at Belgrave Neighbourhood Centre.
- 1.2 This report seeks Cabinet approval to release this allocation of funds.

2. Summary

- 2.1 Community Service currently manages 40 community centres across the city. The centres vary in physical structure from new build (most recent 2004) to several in a very poor state of repair (listed buildings).
- 2.2 Community Centres also vary in utilisation across the city, and have recorded significant year on year increases of customer usage. As a result the Community Services Section is preparing celebrations at various centres across the city to acknowledge the achievement of welcoming over 1 Million customers to the Council's centres since April 2008.
- 2.3 The maintenance and physical appearance of centres are key factors in creating a fit-for-purpose, safe, comfortable and welcoming environment, in addition to meeting health and safety requirements.
- 2.3 Some centres are generally in an acceptable condition, while the majority require essential maintenance and upkeep to ensure customers continue to receive a quality service from the City Council. A range of work has been identified as necessary and essential works for both this financial year (2008/09) and the next (2009/10)
- 2.4 The Modernisation of Community Services programme is looking at the investment, improvement and enhancement of community centres. This report only focuses on the essential works required to sustain buildings over 2008/09 and 2009/10. The service

recognises the impact of the current economic climate on the capital programme and has developed a programme that is mindful of these pressures.

3. Recommendations (or OPTIONS)

Cabinet is recommended to:

- 3.1 Note the contents of this report and the importance of maintaining community centres for the benefit of inhabitants of Leicester City.
- 3.2 Agree the Capital allocations for centres in 2008/09 (**£100,000**) and 2009/10 (**£100,000**) as detailed in appendix 1 and 2
- 3.3 Agree the additional Capital allocation for the essential refurbishment works for Belgrave Neighbourhood Centre in 2008/09 (**£57,000**) as detailed in appendix 1.

4. Report

- 4.1 The community centres have been assessed through the Modernisation of Community Service programme, with the support of Departmental and Corporate Property Teams, the works required to maintain the centres to an acceptable standard, and ensure that they conform to health and safety requirements.
- 4.2 The location centres and outline of works is set out in appendix 1 and 2
- 4.3 The assessment used within the Modernisation programme to analyse centres consisted of:
 - Health & Safety – Does the property require essential health and safety works
 - Location - Is the property in the right location for your customers?
 - Environment - What is the quality of internal spaces in terms of temperature, ventilation and lighting?
 - Customer Facilities - Does the property adequately satisfy the needs of customers/service users, are centres clean, pleasant and hygienic
 - Staff Facilities - Does the property satisfy the needs of staff? (Within the broadest terms form both a staff welfare perspective, e.g. kitchen facilities, toilets, changing rooms etc., and service delivery e.g. computer access
 - Internal Layout - Is the internal layout of the property suitable for current service delivery?
 - Flexibility - Is the property flexible for any future service delivery?
 - Security - does the property provide a safe and secure environment for staff and service users?
 - Image - Does the property give an appropriate image for the service to the customers, staff, and general public?
- 4.4 Given the rising expectation of customers, and the increased utilisation of centres, the need for further extensive capital works is likely in order to keep centres sustainable, fit for purpose and respond to consumer needs.

4.5 The detail of works in Appendix 1 includes information regarding the additional £57,000 capital allocation for works at the Belgrave Neighbourhood Centre, specifically the toilets and the associated area.

5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

5.1. Financial Implications

This Report is wholly concerned with Finance and seeks cabinet approval for the release of funds for capital expenditure detailed within this report.

Ravi Lakhani – Accountancy, Adults & Housing

5.2 Legal Implications

Full legal advice will be needed regarding implementation of any of the proposals in this report

Peter Nicholls – Service Director Legal Services

6. Report Author

Chris Minter
Service Director (Safer and Stronger Communities)
0116 252 7915
Chris.minter@leicester.gov.uk

Key Decision	No
Reason	N/A
Appeared in Forward Plan	N/A
Executive or Council Decision	Executive (Cabinet)

APPENDIX 1

Allocation of Capital for 2008/09		
Ward	Centre Name / Works	Capital Expenditure £
All	Boiler Replacement – There is a requirement to replace condemned boilers which are not covered under the Landlord obligations. Replacement boilers and associated works are required to conform to health and safety regulations not covered within the corporate capital maintenance fund (landlord)	20,000
All	Fire Risk Assessments – Works to address key issues as of result of Fire risk assessments. Works to ensure centres maintain suitable fire exit and egress.	25,000
Spinney Hills	St Matthews Community Centre - The existing changing facilities are in a very poor condition and are in need of refurbishment. There is also Health and Safety issues with the Reception. Current accommodation is small and difficult for the clerk to work effectively. Toilets are In need for refurbishment.	35,000
Freeman	Linwood Centre – Works required in the Kitchen area to comply with current legislation and to replace essential equipment, no longer in a suitable state for repair. The kitchen is used by various user groups particularly Day care services, lunch clubs, early years/child care services and private functions. Improvements are essential to ensure these areas conform to H&S regulations as well as standard set forth by national inspectorate (i.e Ofsted)	20,000
	Total	100,000

Allocation of Capital for 2008/09		
Latimer	Belgrave Neighbourhood Centre – The toilets and associated area are in a very poor condition require urgent attention and pose significant health and safety issues which need to be addressed.	57,000
	* Additional Capital allocation	

APPENDIX 2

Allocation of Capital for 2009/10		
Ward	Centre Name / Works	Capital Expenditure
Westcotes	West End Neighbourhood Centre Remove existing shower facilities and renovate the area. Upgrade kitchen facilities to meet current legislation. The kitchen is used by various user groups particularly Day care services, lunch clubs, early years/child care services and private functions. Improvements are essential to ensure these areas conform to H&S regulations as well as standard set forth by national inspectorate (i.e Ofsted)	40,000
Beaumont Leys	Home Farm Community Centre Upgrade toilets and associated area and undertake essential maintenance works within the building and particularly the bar area.	25,000
Braunstone Park & Rowley Fields	Cort Crescent Community Centre Carry out essential works and refurbishment of the toilets and associated area.	20,000
Spinney Hills	African Caribbean Centre The entrance requires improvement and reconfiguration in order to attract users and make the building more accessible, maintenance works within the toilet and associated areas are also required. The financing of a lift is still to be resolved at the Centre. However there were insufficient resources available in this allocation to support the provision of a lift.	15,000
	Total	100,000