



Leicester
City Council

WARDS AFFECTED
All Wards

FORWARD TIMETABLE OF CONSULTATION AND MEETINGS:
Cabinet

30th October 2006

GILMORTON COMMUNITY ROOMS

Report of the Corporate Director of Adult & Community Services

1. Purpose of the Report

- 1.1 The Gilmorton Community Rooms were closed in August 2006, following a Health and Safety Risk Assessment Audit, which indicated high and medium risks to users of the building. The closure was undertaken in consultation with the Cabinet Lead for Adult and Community Services and the Corporate Director for Adult and Community Services.
- 1.2 Councillor Nigel Porter at the Adult and Community Services Scrutiny Committee raised the matter, and it was agreed to bring forward a report to Cabinet. The matter was also discussed at full Council meeting on 28th September 2006, and an amended motion was agreed for the building to be repaired and re-opened as soon as possible. The extract minutes of Council are attached as Appendix A.
- 1.3 To conform to Health and Safety requirements security fencing has been provided to secure the site, especially to remove any risk from bits of concrete and plaster on the overhead canopy falling onto people using the shopping precinct. This was identified as a high risk.
- 1.4 The building has had a full conditions survey undertaken by Officers of Property Services, to give a report on the state of the building and the actions to be taken, to ensure that it is fit for purpose for community activities.
- 1.5 An initial assessment of costs has been identified by Property Services and contractors have already begun some repairs. The Landlord costs are £1,178 including fees and the tenants costs are £6,584 including fees. The tenants work is being currently being arranged.
- 1.6 The full condition survey and a full assessment of the costings have been produced, in conjunction with Property Services Officers. The Landlord Priority 1 work, £20,400, will be put forward for consideration for the 2007/08 programme of works, however there are no guarantees that the work will be included in the priority one work. The majority of the work is in Priority 2 which accounts for £19,235, Landlord and £63,260 for the Tenant responsibilities.

- 1.7 The work to be undertaken should take a two to three week period to complete and it is anticipated the building will re opening during the week commencing 6th November 2006. Local Ward Councillors and local residents will be informed of a proposed re-opening date of the building.
- 1.8 There have been initial discussions with Officers of the Youth Service in the Children's and Young Peoples Department, to identify a proposed programme of activities for the future use of the building. Also the Head of Community Services attended the Area Committee for Aylestone, Eyres Monsell and Freeman on 12th October 2006. The view of the attendees at the meeting was that there should be activities for the 8-12 year old children with after school sessions. Discussions are taking place with Early Years and Childcare Officers to explore any opportunities of funding sessions.

2. Recommendations

Cabinet is recommended to note the report and the actions taken by Officers of the Adult and Community Services Department and Property Section of the Resources Department.

3. Financial Implications

- 3.1 In accordance with usual accounting procedures, the tenant costs will be charged to the Community Services budget. However, there is no specific provision within the budget for this expenditure, and therefore it will add to the existing pressures on the budget. If compensating reductions cannot be found elsewhere, then it will in turn add further pressure to the Adult and Community Services Department budgetary position. (Colin Sharpe, Head of Finance, A&CS)

4. Legal Implications

- 4.1 No legal implications arise directly from this report. (Cathy Healy, Team Leader, Community Legal Services)

5. Report Author/Officer to contact:

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DECISION STATUS

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