



DERBY CITY COUNCIL

COUNCIL CABINET
14 JUNE 2005

Report of the Director of Policy

Osmaston / Allenton Proposed Neighbourhood Base Hubs

RECOMMENDATIONS

- 1.1 To approve the project proposal for the development of neighbourhood base hubs in Osmaston and Allenton.
- 1.2 To note that a funding application will be made for Neighbourhood Renewal Funding to cover the cost of the project.

REASONS FOR RECOMMENDATIONS

- 2.1 To develop better access to services and information in Osmaston and Allenton, in accordance with the Neighbourhood Base Strategy approved by Cabinet in 2003.
- 2.2 To make sure there is a coordinated approach to customer access across a range of facilities in Osmaston / Allenton.

SUPPORTING INFORMATION

- 3.1 In April 2002 – the Derby City Partnership Neighbourhood Renewal Fund – NRF – Management Group allocated £380,000 for the development of a Neighbourhood Base in Osmaston and Allenton. In November 2003, Council Cabinet agreed the Neighbourhood Base Strategy, and in April 2004, Derby Homes Board agreed to the flexible use of the Bingham Street Housing Office as an integrated space for the co-location and relocation of other services.
- 3.2 The revised proposal, developed in consultation with relevant service providers, retains the central concept of the extension of Bingham Street Housing Office into a facility capable of delivering outreach and information for a range of service providers. However, it makes the suggestion of networking other local facilities, supported by some staff training in customer services and access to services and ICT, so that the range of sites operate as a neighbourhood base 'hub', providing better information and access to local customers. Ward councillors have been fully consulted on these proposals.

3.3 The hubs are:

- Bingham Street Housing Office – co-location and relocation of staff from other agencies
- Children’s Centres – ICT access to information and customer services training
- LIFT and Allenpark Learning Centre – ICT access and customer services training
- Extended School – Nightingale Junior School.

The location of the hubs is marked on the map at Appendix 2.

OTHER OPTIONS CONSIDERED

4. Doing nothing would mean access to, coordination and integration of services could not be developed to their full potential in one of the Neighbourhood Renewal Strategy priority neighbourhoods.

For more information contact: Sharon Sewell. Telephone 258541 e-mail sharon.sewell@derby.gov.uk
Background papers: Background papers on file in the Area and Neighbourhood Unit
List of appendices: Appendix 1 – Implications
Appendix 2 – Map showing location of the hubs

IMPLICATIONS

Financial

- 1.1 The capital and development costs of the proposal can be met from NRF. The partnership allocated £380k for the development of the Osmaston / Allenton base in 2005/06, and these proposals are based on the assumption that this level of funding is still available.
- 1.2 Derby Homes has agreed to mainstream the salary costs of managing the main hub at the Housing Office. They have also agreed that part of the responsibility of the Manager will be to seek partnership contributions from partners with staff members co-located or re-located to the office.
- 1.3 Derbyshire Police have agreed to make a contribution of around £2,000 for the future sustainability costs of running the Allenton Housing office hub. Jobcentre Plus and other partners are considering making a future contribution.
- 1.4 The NRF spend required for the proposal is summarised as:

Capital	2005/06 and 2006/7
Building works, upgrade and signage for Allenton Housing Office. The building work is based on 85 sq mt x £2,000 a sq mt – £170,000 – and estimates £24,500 for the remaining works required to car park, drainage, footpaths. This is very outline and is subject to further work on drawings and costings from the Council's Property Services	£194,500
Office equipment – not all sites will require this	£10,000
Capital costs of ICT provision around the sites – 6k each site average	£53,000
Total capital	£257,500
Revenue	2005/06 and 2006/7
Salary of Base Manager – upgrade for one year Osmaston and Allenton	£5,000
Salary of Base Manager – upgrade for one year Sinfin	£3,000
Salary of Project Manager – approved already*	£32,500
One year fixed-term contract housing officer backfill	£22,000
Running costs – contribution to all five sites for one year	£20,000
Training costs of frontline staff to sustain services to residents – contribution to all sites	£20,000
Costs of installation etc of ICT enhancements	£20,000
Total revenue	£122,500
TOTAL PROJECT COSTS	£380,000

* the current Link Officer post based at Sinfin has been extended until April 2006 in support of the neighbourhood project in both neighbourhoods, including the sustainability of the Sinfin base through a partnership between Derby Homes and the Library Service.

Legal

2. Planning permission is required for extension works at the Allenton Housing Office hub.

Personnel

3. The project proposal recommends upgrading existing staff in the Housing Office to manage the base/hub development and use of the existing Link Officer post at Sinfin to act as a neighbourhood base Project Manager.

Environmental

4. The base will have significant environmental implications. It will enable local people to get information and services locally so they will not need to use transport to get services elsewhere. Better lighting and installation of CCTV will discourage drug taking which currently occurs at the back of the building, and contribute to safety and crime prevention in the area.

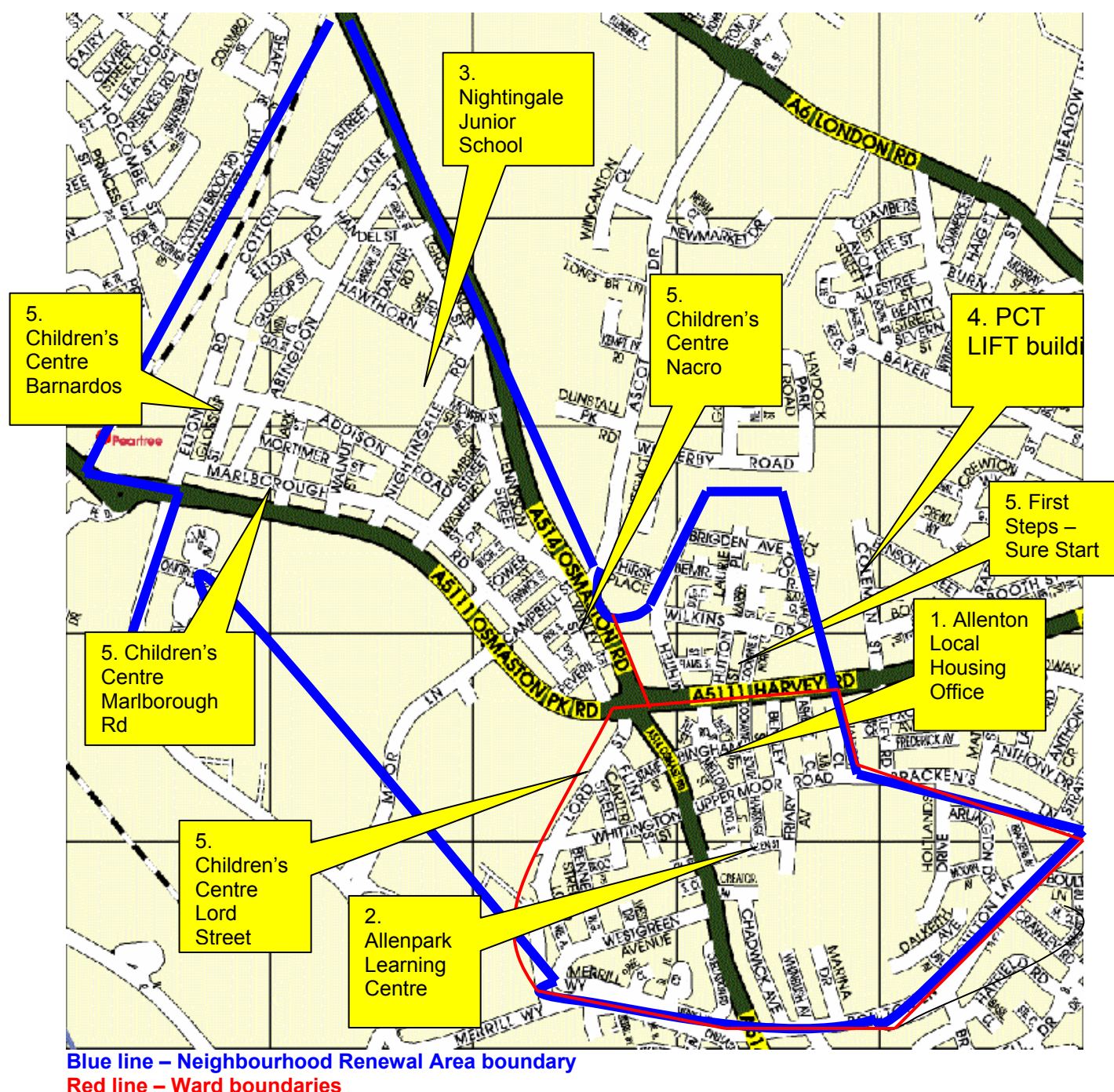
Equalities

5. The base will enable local people of all ages, ethnicities and gender to obtain information and better access to services. This will address the needs of the whole of the community but, in particular, of those traditionally excluded owing to age or disability. The base will be fully accessible for wheelchair users and will be fully equipped for communication with hearing or visually impaired customers.

Corporate themes and priorities

- 6.1 The proposal comes under the Council's objectives of **healthy, safe and independent communities** and **a shared commitment to regenerating our communities**.
- 6.2 The proposal also furthers the priority of **improving business processes and the use of ICT** and **improving the Council's built assets for service delivery**.

Potential Neighbourhood Base & satellite spaces in Osmaston and Allenton neighbourhood



Potential sites for discussion

Where	What
1. Allenton Local Housing Office	ICT kiosk, Outreach Jobsmatch worker, Police, Derby Homes, DCS services e.g. street cleaning, planning, Credit Union, NEAT project,
2. Allpark Learning Centre	ICT kiosk, signage to increase access to learning services, staff training
3. Nightingale Junior School	Extended school services – children's and adults' services, staff training
4. PCT Lift Centre	ICT kiosk, hot-desking space – Link Manager to coordinate service provision around health needs in widest sense including voluntary health organisations and wider
5. Children's Centres	ICT kiosks and staff training