



Transferring of Community Centres

SUMMARY

- 1.1 To propose a way forward for rationalising and supporting Community Centres in the light of the commitment last year by then Environmental Services to delete the £132,000 management budget from April 2011.
- 1.2 To set the budget issue into the wider context of Community Centres, including:
 - an assessment of the condition and usage of the Council's Community Centres
 - a proposal for the future of the five remaining Council-run Community Centres
 - recommendations on how this information could be used to link the issues around Community Centres into a wider discussion about Council-owned community facilities and Council-wide budget reductions from 2011.

RECOMMENDATION

- 2.1 To instigate a Council-wide assessment of all community facilities and their current and potential future use. Rationalise the portfolio to reduce both revenue and capital costs.
- 2.2 To explore in the interim, transferring the two viable Council run Community Centres to the community.
- 2.3 In the case of Chesapeake, Rykneld and Normanton Park, to continue to seek other options for managing the centres until 31 March 2011. If these are unsuccessful, relocate the remaining user groups and initiate the Council's vacant/surplus property procedure to explore different uses for the buildings.
- 2.4 To close the Community Centre Liaison Team, remove the £25,000 grant funding and no longer employ the 5 part time cleaner caretakers who open and close the council managed community centres.
- 2.5 As part of restructure of Leisure Centres and Parks and Open Spaces expand the role of Parks Inspections teams to cover support to parks buildings in community use as well as Community Centres and ensure they link with an estates led approach to rationalisation of, and support for, community facilities across the Council.

REASONS FOR RECOMMENDATION

- 3.1 The increased availability and use of alternative buildings for community activities has in some areas of the city created an over supply of community buildings including schools, church and other community halls. The usage of 3 of the council managed community centres has reduced despite measures to promote and market them over

a prolonged period of time.

- 3.2 The costs of maintaining and managing the remaining council community centres are high for the level of usage from the centres. In the absence of an interested and committed community organisation or association to take them over the centres are no longer needed and it is recommended that they close.

SUPPORTING INFORMATION

- 4.1 The Council owns twenty seven Community Centres, five of which are run in-house, the remainder having been leased out to community groups or, in the case of one, closed. The current lease arrangement with community associations who run and manage community centres is an excellent example of the Government's 'The Big Society' agenda and the recent Localism Bill.
- 4.2 A Community Centre Liaison Team was formed in 2005 to provide management support so that the Council could not only manage the Council run centres, but also support the many volunteers and community associations managing and operating Community Centre leases. A proposal for efficiencies in 2011/12 was that the remaining five Council-run Community Centres would be transferred over to be run and managed by local community associations and the team deleted. This would save £132,000 a year from April 2011.
- 4.3 The Council owns significant numbers of community buildings including libraries, many of which are not used to their full potential. In order to make strategic decisions on Community Centres, their location, facilities, usage and condition need to be compared with all community facilities.

The Current Position

- 4.4 The Council currently has responsibility for 27 community buildings:
- five are Council run community buildings
 - 19 are leased as multi-use community buildings to community associations
 - two are leased to single interest community groups
 - one is currently closed, awaiting demolition.
- 4.5 The five Council-run Community Centres are hired out to a variety of community and service groups and provide a base for several playgroups supported by Early Years, as well as some Social Service adult day-care provision. Between them, they have around 160 hours a week of regular use, as well as one-off bookings. This usage figure is not shared equally across the centres. Two centres are particularly poorly used at present, a further will be lower due to the council's reduction in social services provision. A breakdown of usage is included in Appendix 2.
- 4.6 The 19 independent Community Centres are responsible for their own running costs, apart from building maintenance. The cost of supporting them in real terms is relatively small in comparison with the level of service many provide for the community. A summary of usage is included in Appendix 3. The Community Centre Liaison Team gives support through expert advice, training and grant aid and provides a monitoring and evaluation role as landlord.
- 4.7 The Community Centres' net budget is £132,238, which is made up as follows:

Budget	Amount
Employee Costs – 2.5 office staff and five part time caretakers	£100,178
Premises Costs (utilities) – for five Council run centres	£36,938
Transport Costs – car allowances and mileage for office staff	£3,092
Supplies and Services – mostly for Council run centres	£7,958
Agency Payments – supports our role as landlord	£4,300
Transfer Payments - bill assistance for community associations	£2,000
Income target	-£46,850
Grants to community associations	£24,622
TOTAL	£132,238

Performance of the Centres with Support of the Team

- 4.8 In 2005, a review of the service was carried out which identified the areas for rationalisation and pinpointed areas of potential development. A summary of key developments over this period is outlined below:
- Some of the Council run centres that were underused have now been closed or transferred to single use community groups. The number of Council run centres has reduced from eight to five.
 - In the last five years, the management and usage of the remaining five Council run centres has improved, bringing two to a position where their outgoings are met by their income.
 - Income for the Council run centres has been increased from £18,919 in 2006/07 to £48,871 in 2009/10, which is an increase of 158%. Running costs for the Council run centres have been reduced by 13% since 2006.
 - With the exception of Chesapeake Community Centre, each of the Council run centres now costs the Council less than £2,200 net each year to run. Although Rykneld is currently financially viable, reduction of social service provision will reduce it to an extremely low usage.
 - Maintenance costs for the Community Centre buildings have risen from £182,342 in 2007/08 to £270,000 in 2009/2010 - see Appendix 4.
- 4.9 The trend until 2005 saw community associations fold and independent centres return to Council ownership. However, the increase in support given by the Council has helped to reverse this trend. Problems with failing management committees have been identified at an earlier stage and appropriate help and support given to help them remain viable.

Current Condition of Community Centres

- 4.10 In order to give further information to advise our approach to Community Centres in the future, Property Services have completed a condition survey on Community Centres. The surveys assessed the current level of investment that would be required to bring them up to an acceptable standard for the next five years. A summary of the survey findings are outlined below.
- 4.11 Community Centre Condition Surveys 2010

Centre	Costs	High Cost > 30k	Low Usage < 50%
Boulton Lane Community Centre	£44,924	X	
Bramblebrook Community Centre	£39,567	X	X
Chaddesden Hall Community Centre	£10,044		
Chellaston Community Centre	£45,086	X	
Chesapeake Community Centre	£39,620	X	X
Chester Green Community Centre	£9,809		X
Darley Abbey Village Hall	£33,788	X	X
Field Lane Community Centre	£26,124		
Grange Hall Community Centre	£25,717		
Heatherton Community Centre	£20,720		
Keldholme Community Centre	£16,228		
Mickleover Community Centre	£23,973		
Mickleover Community Pavilion	£11,565		
Normanton Community Centre	£11,971		X
Nunsfield House Community Centre	£87,441	X	X
Oakwood Community Centre	£15,442		
*Osmaston Community Centre	£8,984		
Roe Farm Community Centre	£56,240	X	X
Rykneld Community Centre	£36,443	X	
St Augustine's Community Centre	£39,147	X	
Spondon Village Hall	£48,439	X	
Sunnyhill Community Centre	£13,824		
West End Community Centre	£19,165		X
TOTAL	£684,281		

* Responsible for its own maintenance

- 4.12 Also identified in the table above is where high costs coincide with low usage. This is another factor which needs to be taken into consideration when looking at the overall picture.
- 4.13 The four Community Centres not included in this survey are the three where community associations are responsible for their own maintenance – Lonny Wilsoncroft Centre, Normanton Park Asian Over 60s and ABC Boxing Club – and the closed centre at Cotton Lane which is awaiting demolition.

Other Factors to Consider

- 4.14 The Council owns many community facilities, mostly on lease arrangements, including scout huts, pavilions, community centres, and community cafés for example. The Community Centre Liaison Team has been able to manage the lease arrangements with the community associations, ensuring that activities and usage of the leaseholder are monitored and reviewed. This is not always the case with other lease arrangements that exist across the Council.

- 4.15 There are now libraries in most wards in Derby, many of which have community rooms. There is potential to make greater usage of these spaces.
- 4.16 As part of the consideration of Community Centres, a wider piece of work is needed to explore the exact use of all these community buildings, the potential to offer more in some spaces and close others and to ascertain how future services delivered by ourselves and partners could make more effective use of these facilities.
- 4.17 Derby City Council's management of its Community Centres should also be set into the context of how other Local Authorities manage these facilities. Both Nottingham and Leicester manage larger numbers of buildings on significantly higher budgets – details attached at Appendix 5.
- 4.18 Changing circumstances in other departments for example Social Services, mean that some previously secure bookings are being reduced and withdrawn. This will have a significant impact on centre's viability, particularly Rykneld.

OTHER OPTIONS CONSIDERED

- 5.1 The option to maintain the current level of council support for the council run community centres has been assessed, however taking in to account the level of usage and associated cost to run these facilities this was considered as no longer a viable option, particularly as there is no allocated budget in 2011/12 to cover any running costs.
- 5.2 Options to transfer to interested and committed community groups and representatives will continue, however these options are time limited and closure of the centres will have to take place if insufficient interest is not forthcoming. Details of the transfer potential for each centre is outlined in Appendix 6.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Service Director(s) Other(s)	Stuart Leslie Toni Heathcote Claire Davenport
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For more information contact: Background papers: List of appendices:	Andrew Beddow 01332 641230 e-mail andrew.beddow@derby.gov.uk None Appendix One - Implications Appendix Two – Council Run Community Centre Usage Information 2010 Appendix Three - Independent Community Centres Usage Information 2010 Appendix Four - Community Centre Maintenance Costs 2007 to 2010 Appendix Five – Benchmarking with other Local Authorities Appendix Six – Transfer Potential Summary
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IMPLICATIONS

Financial

- 1.1 Indicative saving £132,238 minus Community Centre Liaison Officer (£29,822) already deleted as part of vacancy deletions - £102,416

Legal

- 2.1 Lease arrangements will need to be agreed and negotiated with community groups committed to taking over the responsibility of a community centre.

Personnel

- 3.1 The Community Centre Team consists of 2.5 FTE. A long term vacancy has been deleted from the structure as part of the ODOC transformation programme. The remaining employees have been considered as part of the restructure of Leisure Facilities, however redundancies can not be ruled out.

Equalities Impact

- 4.1 An Equality Impact Assessment will be undertaken.

Health and Safety

- 5.1 none

Carbon commitment

- 6.1 none

Value for money

- 7.1 The level of use and the costs of maintaining, running and staffing the remaining council managed community centres do not provide value for money for the council.

Corporate objectives and priorities for change

- 8.1 none

Council Run Community Centre Usage 2010

Centre	Number of hours in use each week by regular groups	% usage - based on 66 hours as 100%	Number of regular users	Number of vacant sessions	Main regular users	Ward
Chesapeake	10	15%	5	16	Bingo, youth club, church group, dance class	Chaddesden
Field Lane	42	64%	8	4	Playgroup, Judo, Enthusiasm, football, slimming	Boulton
Keldholme	44	67%	8	8	Playgroup, karate, Fit 4 U, slimming, youth club	Alvaston
Normanton Park	18	27%	6	12	Social Services, Dale Champions, youth club	Normanton
Rykneld	45*	68%	4	8	Social Services, Youth Club, church group	Abbey
TOTAL	159		31	48		

Based on the average number of hours each centre is booked by regular users each week. Does not include one-off bookings.

* This will reduce substantially once Social Services withdraw after 31 March 2011.

Independent Community Centre Usage 2010

Centre	No of hours main hall is in use	Other rooms in use	Total*	Main regular users	Ward
Boulton Lane Community Centre	34		34	Playgroup, dance schools, karate, Mobile Gym	BOULTON
Bramblebrook Community Centre	22		22	Neighbourhood meetings, stroke club, church group	ABBEY
Chaddesden Hall Community Centre	42		42	Mobile Gym, yoga, dance classes, WI, karate	CHADDESSEN
Chellaston Community Centre	57		57	Playgroup, dance school, martial arts, brownies	CHELLASTON
Chester Green Community Centre	30		30	Lunch club, social services, whist, yoga, history club	DARLEY
Darley Abbey Village Hall	21		21	Marlowe players, art group, pilates, yoga, dog training.	DARLEY
Grange Hall Community Centre	56		56	Sketching club, badminton, slimming, martial arts	LITTLEOVER
Heatherton Community Centre	37		37	Out of school club, Karate, exercise, yoga, parties	LITTLEOVER
Lonny Wilsoncroft Community Centre	29		29	Pilates, aerobics, karate, boxercise, bingo, kung fu	MACKWORTH
Mickleover Community Centre	47		47	Cafe, Tai Chi, Aerobics, dance classes, bowls, crafts	MICKLEOVER
Mickleover Community Pavilion	25	12	37	Playgroup, youth club, martial arts, dance	MICKLEOVER
Nunsfield House Community Centre	14	11	25	Bowling, martial arts, meetings, socials, radio club	BOULTON
Oakwood Community Centre	34		34	Toddler group, dance, brownies, youth club, exercise	OAKWOOD
Osmaston Park Community Centre	22	25	47	Martial arts, dance, youth inclusion, parties, café	OSMASTON
Roe Farm Community Centre	14		14	After school club, boxing, bingo, parties	DERWENT
Spondon Village Hall	41	28	69	Café, toddler group, aerobics, baby clinic, stroke club	SPONDON
St Augustine's Community Centre	7	33	40	Dancing, karate, church group, toddler group	NORMANTON
Sunnyhill Community Centre	33	8	41	Bowls, youth club, aerobics, socials, church group	NORMANTON
West End Community Centre	30	1	31	Bowls, tea dance, stroke club, Tai Chi, slimming	DARLEY
TOTAL	595	118	713		

* Based on the average number of hours each centre is booked by regular users each week. Does not include one-off bookings.

Based on information provided by community associations in January 2010.

Community Centre Maintenance Costs 2007 to 2010

Independent Community Centres

Centre Name	2007/08	2008/09	2009/10	Average cost per year
Boulton Lane Community Centre	£2,009	£5,290	£14,847	£7,382.24
Bramblebrook Community Centre	£3,569	£9,401	£3,578	£5,516.00
Chaddesden Hall Community Centre	£14,276	£7,872	£7,142	£9,763.41
Chellaston Community Centre	£9,843	£15,124	£5,063	£10,010.00
Chester Green Community Centre	£1,827	£3,514	£3,720	£3,020.42
Darley Abbey Village Hall	£5,062	£9,347	£4,026	£6,145.16
Grange Hall Community Centre	£10,640	£9,006	£30,467	£16,704.21
Heatherton Community Centre	£1,101	£4,106	£1,524	£2,243.53
Mackworth Community Centre	£3,659	£5,221	Transferred to CYP	£7,050.79
Mickleover Community Centre	£3,809	£10,519	£21,742	£12,023.47
Mickleover Community Pavilion	£2,164	£7,043	£4,861	£4,689.33
Nunsfield House Community Centre	£19,848	£21,558	£8,407	£16,604.64
Oakwood Community Centre	£7,526	£21,037	£6,678	£11,746.94
Roe Farm Community Centre	£5,057	£6,801	£31,050	£14,302.88
Spondon Village Hall	£35,383	£4,606	£6,709	£15,565.72
St Augustine's Community Centre	£5,344	£17,697	£3,511	£8,850.73
Sunnyhill Community Centre	£11,812	£2,192	£7,126	£7,043.22
West End Community Centre	£11,776	£8,042	£2,846	£7,554.70
TOTAL	£154,706	£168,378	£163,296	£162,126.74

Community Centre Maintenance Costs 2007 - 2010

Council Run Community Centres

Centre Name	2007/08	2008/09	2009/10	Average cost per year
Chesapeake Community Centre	£4,617	£10,403	£14,276	£9,765
Field Lane Community Centre	£9,355	£8,150	£4,969	£7,492
Keldholme Lane Community Centre	£5,256	£12,675	£4,456	£7,462
Normanton Community Centre	£1,151	£2,082	£4,065	£2,433
Rykeld Community Centre	£7,257	£12,975	£9,974	£10,069
Totals	£27,636	£46,285	£37,740	£37,221

GRAND TOTAL	£182,342	£214,663	£201,037	£199,347
Average cost per centre per year	£7,928	£9,333	£9,138	£9,061

Benchmarking Information on Community Centres

Appendix 5

	Nottingham City Council	Leicester City Council	Derby City Council
Department	Community and Living	Education and Living	Neighbourhoods
Council run community centres	8	30	5
Independently run community centres	36	15	19
Other management arrangements	6	0	3
Number of officers and staff employed to support and manage community buildings	1 x PO2 2 x PO1 Sc 5/6) 1 x Sc3 3 x Caretakers 6 x Support Officers	1 x HOS 2 x PO managers, 1 x performance manager 10 centre managers 50 x support officers (p/t) 12 x cleaners (p/t)	1.5 x SO1 1 x Sc 4 5 x cleaner/ caretakers (p/t)
Total annual budget available	£400,000. Day to day repairs £190k. Service level agreements. £210k. £2 million capital across the city to prepare for asset transfer.	£6 million. Staffing. Supplies and services. Tenant responsibility maintenance. Grants.	£130,000. Staffing. Running costs for the council run centres. Grants.
Support given to independent community centres	Peppercorn rent, rate relief. 50% contribution towards hardship costs.	Annual grant to each community association. £11,000 per centre.	Peppercorn rent and rate relief. Annual grant budget of £18,000 – associations have to apply.
Asset transfer	Piloting Asset Transfer with ten centres. Investing £2 million to bring to an acceptable standard.	Wary of unreasonable transfer of liability to volunteers. Working through a three step plan with one pilot centre.	Independent centres are already transferred. Remaining five are continually reviewed.

Council run Community Centres - Transfer Potential Summary

Centre	Financial Viability	Organisation	Status	Most Likely Outcome
Chesapeake	No	Community Association	Tentative expression of interest from one user.	Closure
		Local Charity	Tentative expression of interest.	
		Roe Farm Boxing Club	Tentative expression of interest – now less likely.	
		DLDC	Uncertain.	
Field Lane	Yes	Community Association	Already established – wish to proceed with taking on management.	Lease to Community Association
Keldholme	Yes	Community Association	Tentative expression of interest from users.	Lease to Community Association or Playgroup
		Playgroup	Tentative expression of interest.	
Normanton Park	No	Community association	Unlikely.	Closure
		Local Charity	Tentative expression of interest.	
		DLDC	Uncertain.	
		Asian Over 60s	Transfer lease from old building and demolish that one.	
Rykneild	No	Community association	Unlikely.	Closure
		Local Charity	Tentative expression of interest.	
		DLDC	Uncertain.	

DLDC – Derby Learning and Development Consortium