



Town Centre Community Facilities

Cllr S. Bound, Cabinet Member for Communities and Community Safety

Report to	Community, Environment and Partnerships Committee
Ward(s):	Eastrop
Key Decision:	No
Appendix 1a:	Indicative works and costs - Carnival Hall
Appendix 1b:	Indicative works and costs - Irish Centre
Appendix 1c:	Indicative works and costs - Chute House
Appendix 2:	Priorities for improvement works identified by Community Association Trustees
Papers relied on:	Top of Town Community Facilities - Cabinet Report 6 December 2016 Local Infrastructure Fund - Portfolio Holder Report – 19 Sept 2017 Draft Condition Report - Carnival Hall Draft Condition Report - Irish Centre Draft Condition Report - Chute House

Foreword - Cllr Simon Bound, Cabinet Member for Communities and Community Safety

I welcome the opportunity to seek views on how this council should plan its support for community provision in Basingstoke Town Centre. The three centres which are the subject of this report are widely valued for the community and cultural opportunities they offer and it is right that we seek to support the Management Trustees to ensure their buildings can be operated safely and effectively in the coming years. I encourage the committee to comment on the proposal to prioritise works that address operational and building safety matters in the first instance, and for remaining funding to be allocated to schemes that improve efficiency of running the facilities, particularly relating to energy use. Additionally, some works are proposed to be addressed as part of the council's landlord responsibilities.

I recognise that the funds currently available do not address the aspirations for enhancing capacity in these centres. I welcome comments on whether further improvements may be appropriate, and if so, how they might be funded, reflecting the context of a previous decision not to progress with a new community building. I would also be pleased to receive comments on whether the long term need for community space should be considered as part of the vision for the town centre and Top of the Town regeneration, integrating community provision with our aspirations for cultural activity and other services in the town.

Recommendation:

The Committee is requested to provide comment to the Portfolio Holder on:

- the approach set out in the report on the proposed priorities for spending the available S106 contributions for community facilities in the town centre; and
- the following scenarios:
 - a) No further funding be made available for the town centre facilities (other than to fulfil landlord obligations), given there are other priorities for council resources at this time of significant financial pressure, consistent with the previous reason for not supporting a new town centre community facility
 - b) A bid for further council resources be made for 2019/20 to extend the scope of improvements possible at the community facilities, either through the capital programme or asset management plan
 - c) Organisations be supported to develop external funding bids to support the improvements at their respective facilities
 - d) Further consideration be given to the long term needs for community space as part of the vision for the town centre and Top of the Town regeneration

Background, corporate objectives and priorities

In 2016, following consideration of the outcomes from a feasibility study on future community facilities, Cabinet decided that:

- a) A new community facility is not progressed and that the existing facilities in Council Road continue to be managed by the current community associations
- b) The council continues to support the community associations to ensure the existing facilities are maintained to provide effective and efficient buildings as is possible within the budgets available;
- c) A building assessment of community facilities in the town area (Carnival Hall, Irish Centre and Chute House) is carried out to identify works to ensure facilities can be maintained and where appropriate enhanced in the medium term and that a further report be presented to Community, Environment and Partnerships Committee to consider the prioritisation of maintenance and enhancement works to each of these facilities;
- d) The available S106 funding of £420,000¹ for community facilities is released into capital programme 2017/18 & 2018/19 to undertake works identified in the community facilities assessment and as subsequently prioritised.

¹ At the time of writing the 2016 Cabinet report, the available S106 funds were identified as £420,000; the sum currently available is £432,450 which has been allocated across 2018/19 & 2019/20.

The building assessments have now been carried out. These have comprised condition reports from construction and property consultants, and discussions with the Trustees of the community facilities to understand their operational needs and priorities for improvements to the buildings.

This report presents the outcomes of these assessments in order for the Committee to consider the prioritisation of maintenance and enhancement works in accordance with the decision. It should be noted that the S106 budget provision has been re-profiled for expenditure in 2018/19 and 2019/20.

This work links to the Council Plan objective 'Supporting those who need it', in particular promoting strong communities through 'working with community partners to develop services and support available from community facilities and the wider community'.

Glossary of terms

Term	Definition
S106	Developer contributions

Main considerations

1 Executive Summary

- 1.1 A report to Cabinet 6 December 2016 led to a decision not to build a new community facility in the top of town area, due to the fact that significant capital funding would be required for a new facility, and given there are other priorities for council resources at this time of significant financial pressure.
- 1.2 However, it was agreed that a building assessment of Carnival Hall, the Irish Centre and Chute House would be carried out to identify works to ensure these facilities can be maintained, and where appropriate, enhanced in the medium term within current budgets and the S106 funds available.
- 1.3 This will enable the respective Community Associations to be supported to meet community needs within the constraints of the existing buildings.
- 1.4 This report summarises the outcome of the building assessments and recommendations for works to be undertaken within the available budgets. The Committee is invited to provide comment for the Portfolio Holder to inform his decision on the priorities for expenditure and proposed way forward.

2 The Proposal

- 2.1 Consultants (BAQUS) were appointed 'to carry out an assessment of the necessary repairs and maintenance needed to put the property into a good condition and to look at the possible enhancements to the building requested by the tenants'.
- 2.2 Inspections of the three community facilities were undertaken to assess the condition of the buildings internally and externally. The consultants' reports identify a range of potential works along with indicative costings. The views from the management committees were also sought on their priorities for improvements which would help them meet future needs of the communities served by their facilities.
- 2.3 Separate assessments have been completed for each of the three facilities. The full reports have been made available to the respective Community Associations and are available as background papers. Appendices 1a, 1b, 1c provide a summary of all the potential work identified and the indicative costs for each facility, including where the council has landlord responsibility. The total indicative costs are summarised below:

Facility	Indicative works cost	Total indicative cost (including contractors preliminaries, overheads, profits, contingency and fees)
Carnival Hall	£572,150	£837,150
Irish Centre	£260,500	£397,500
Chute House	£313,000	£456,500
All	£1,145,650	£1,691,150

- 2.4 Officers have considered how the potential works could be prioritised to ensure the buildings are fit for purpose in the short to medium term and how the available funding could be allocated.

3 Key issues for consideration

Analysis of priority works and indicative costs

3.1 The works identified by the consultants in Appendices 1a-c have been reviewed by officers and grouped under four criteria to help prioritise expenditure:

Priority 1 Safety and building integrity

Priority 2 Building / energy efficiency

Priority 3 Increasing capacity / accessibility

Priority 4 Improve appearance of the buildings / upgrade fixtures and fittings

3.2 Building and energy efficiency works have been ranked as the second priority since this can have a significant positive impact on the revenue costs of Community Associations as well as contributing to climate change objectives.

3.3 A number of items identified in the reports would be the responsibility of the council as landlord. These would be general maintenance items that would be addressed as part of the normal maintenance programme. Some works for which the council is responsible would also be covered from funding in the current capital programme or be the subject of a business case for a request for future capital funding during 2018/19 for inclusion in the capital programme from 2019/20.

3.4 The figures in the table below summarise the works that have been assessed by officers as meeting priority 1 and 2 and which could be largely afforded with the available S106. The table also shows works which have been identified as the council's landlord responsibilities.

Priority	Facility and proposed works	Indicative cost of works	Total indicative cost of works	Total indicative cost (based on +46% to account for all prelims, contingency and fees)
1 Safety and building integrity	Carnival Hall Main hall floor; replacement kitchen units, fire doors; plumbing; CCTV & security	£57,500	£136,500	£199,290
	Irish Centre Entrance hall ceiling; vinyl flooring; ground floor hall; fire doors, CCTV & security	£44,000		
	Chute House Basement floor; plumbing; fire alarm panel, CCTV & security; basement waterproofing, access control	£35,000		

Priority	Facility and proposed works	Indicative cost of works	Total indicative cost of works	Total indicative cost (based on +46% to account for all prelims, contingency and fees)
2 Building / energy efficiency	Carnival Hall Electrics and lighting; photovoltaic panel	£110,000	£180,000	£262,800
	Irish Centre Heating pipework; lighting in Long Room; external lights/ motion sensors	£30,000		
	Chute House Install LED lights	£40,000		
Total indicative cost of works under priority criteria 1 and 2 Available S106				£462,090 £432,450
Landlord responsibilities	Carnival Hall Crack in main hall; roof lights; external brickwork; new roof coverings; fascia and soffits, reline car park	£76,500	£253,500	£253,500*
	Irish Centre Brickwork; repair external wall, re-roof; fire escape ramp; car park; paving	£106,500		
	Chute House Window repairs; dormer windows; roof repairs, brickwork repairs DDA ramp; car park works (to be determined); basement flood risk alleviation	£70,500		
Indicative costs of items to be met from existing budgets				£93,500
Costs to be met from future capital bids (*46% not yet added – to be factored in during capital bids process)				£160,000

Priorities of the Community Associations

- 3.5 The consultants and officers also met with representatives of the three organisations to discuss their aspirations and to understand their priorities.
- 3.6 The top improvement works for each of the facilities identified by the Community Association Trustees, and which priority criteria they would meet, are shown in the table below:

Carnival Hall	Priority Criteria	Irish Centre	Priority Criteria	Chute House	Priority Criteria
Energy reduction	2	Emergency lighting	1	Improvement works to prevent basement flooding	1
Expansion of halls and Mandir (worship room)	3	Replace damaged ground floor main hall	1	Ground floor accessibility	3
Toilet refurbishment	4	Improve efficiency of heating system	2	Create large hall space (70-80 people)	3
Upgrade kitchen facilities	4	Toilet refurbishment	4	Enlarge kitchen facilities	3

3.7 While some of the improvements identified by the Trustees align with those which officers have prioritised, it is also the case that the technical consultants have identified works which relate to the safe operation of the buildings which may not have been apparent to the Trustees.

3.8 It should also be noted that the Irish Centre had previously identified the need for:

- Replacement windows, with enlarged apertures
- Cavity wall installation
- Upgrading of electrical systems

3.9 An application was made to the council's Local Infrastructure Fund (LIF) and in September 2017 the Cabinet Member for Finance, Service Delivery and Improvement approved a grant up to £61,200 from the fund to carry out these works, subject to the decision about use of S106 which it was noted may be available for this work. It is now clear that there is insufficient S106 funding to meet these costs in addition to the other priorities identified; it is therefore intended that the LIF projects be progressed.

4 Suggested way forward

4.1 As this report has shown, the total indicative cost of all potential maintenance and improvement works is £1,691,150. The total Section 106 developer contributions available is £432,450.

4.2 It is suggested that works identified under priority criteria 1 and 2 be progressed to detailed specification and tender stage. Following the receipt of tender prices, it would be intended to proceed with priority 1 works (estimated at £199,290) and to review which of the building and energy efficiency works could be delivered with the remaining S106 funds, expected to be in the order of £233,000. The indicative costs of priority 2 works is £262,800.

- 4.3 If this approach is taken forward, the value of works to be undertaken at each facility would be roughly as shown in the table below. It should be noted that this is based on indicative costs and the final allocations may vary when actual costs are known.

Facility	Source of funding				Indicative Total
	S106 (Priority 1 works total indicative cost incl 46% fees)	S106 (Priority 2 works total indicative cost incl 46% fees)	BDBC - maintenance / approved capital programme	BDBC - requires future capital bid	
Carnival Hall	£83,950	Up to £160,600	£26,500	£50,000	£321,050
Irish Centre	£64,240	Up to £43,800	£56,500	£50,000	£214,540 #
Chute House	£51,100	Up to £58,400	£10,500*	£60,000	£180,000*
All	£199,290	£262,800**	£93,500*	£160,000	£715,590

(plus £61,200 from Local Infrastructure Fund for additional improvements not included in identified works)

* (plus car park works to be determined)

** (estimated £233,000 available from balance of S106 after priority 1 works complete; further prioritisation to be made at tender stage)

- 4.4 The Committee is requested to provide the Portfolio Holder with its views on the approach on the proposed priorities for spending the available S106 contributions for community facilities in the town centre, as set out in this report.
- 4.5 The Committee is also requested to comment on the following scenarios:
- No further funding be made available for the town centre facilities (other than to fulfil landlord obligations) given there are other priorities for council resources at this time of significant financial pressure, consistent with the previous reason for not supporting a new town centre community facility
 - A bid for further council resources be made for 2019/20 to extend the scope of improvements possible at the community facilities, either through the capital programme or asset management plan
 - Organisations be supported to develop external funding bids to support the improvements at their respective facilities
 - Further consideration be given to the long term needs for community space as part of the vision for the town centre and Top of the Town regeneration

Corporate implications

5 Legal Implications

- 5.1 The S106 contributions will be allocated and spent for the purpose they were collected as set out in the S106 agreements.

6 Financial implications

- 6.1 The estimated total cost of the works to the community facilities identified in the report is approximately £1.7 million.
- 6.2 The council's proposed capital programme for 2018/19 and 2019/20 includes £432,450 of Section 106 developer contributions for Community Facilities, and the council's existing maintenance budget and approved capital programme would fund landlord responsibilities of approximately £93,500.
- 6.3 This leaves a funding shortfall of approximately £190,000 against the indicative costs of priority 2 work and landlord responsibilities. A combination of reducing costs and making a business case for additional capital funds would need to be considered.
- 6.4 The shortfall relating to the cost of all the remaining identified works in criteria 3 and 4 (Increasing capacity / accessibility and Improving the appearance of the buildings / upgrading fixtures and fittings) is an additional estimated £1million. A decision as to whether to seek additional council resources to progress these works would have to be considered against other council priorities as a part of the 2019/20 budget setting process. Given the amounts involved, full council approval for the additional funding would be required.
- 6.5 The funding shortfall would reduce if external sources of funding are secured by partner organisations, as mentioned in section 4.5. However the amount of any external funding is uncertain.

7 Risk management

- 7.1 A risk assessment has been completed in accordance with the council's risk management process and has identified no significant (Red or Amber) residual risks that cannot be fully minimised by existing or planned controls or additional procedures.

Risk	Mitigation	Level of Risk
Trustees/supporters of the three organisations do not agree with proposals	Keep the Trustees and key stakeholders informed and engaged in the process of decision making	Low
Funding shortfall cannot be resourced or only partially resourced by BDBC or from external funder	It is proposed to fund priority works 1 and 2 and landlord responsibilities with the available funding; other works are desirable not essential	Low
Unforeseen issues identified as no testing of services has been undertaken	Undertake detailed costings of proposed works and where necessary carry out technical surveys	Low

8 Equalities implications

- 8.1 When considering the impact of the options considered in this report on the protected characteristics groups, and the implications for the Public Sector Equality Duty (Equality Act 2010), it can be concluded that any improvement to facilities would be positive for all groups.

9 Consultation and communication

- 9.1 Meetings were held in October 2017 with the current Community Associations (Trustees) for Carnival Hall, the Irish Centre and Chute House. This was convened to understand their priorities for the buildings and to discuss the groups' requirements.
- 9.2 Further meetings will be held following the outcome of this committee, prior to a decision being taken to confirm the works and relevant expenditure.

10 HR implications

- 10.1 None

Conclusion

11 Summary and reason for the decision

- 11.1 Carnival Hall, the Irish Centre and Chute House all play a significant role in the life of communities in Basingstoke and, given a previous decision not to provide a new community facility in the town, it is important that they are able to continue to offer facilities to meet local needs for years to come. To achieve this it is essential that works can be carried out to ensure the buildings can operate safely and efficiently.
- 11.2 The suggested way forward proposes use of the available S106 contributions to fund works required to address safety issues or matters that present a risk to the integrity and efficiency of the building structures and services. The indicative costs show that the majority of these works could be met from the S106 and existing council budgets.
- 11.3 It is also desirable that improvements can be implemented to enhance the capacity and appearance of the buildings to make them attractive and comfortable venues for the residents they serve. The available funding is not sufficient to deliver these enhancements, so it is suggested that further consideration be given to longer term need for community space as part of the vision for the town centre and Top of the Town regeneration.

12 The options considered and rejected

- 12.1 The committee's views are being sought on the proposed approach and on other scenarios for addressing outstanding works. No options have been rejected at this time.
- 12.2 Following receipt of committee's views, the Portfolio Holder will finalise the way forward and make a decision to release the S106 funding accordingly.

Date: CEP Committee 17 January 2018
Decision to be taken by: Portfolio Holder February 2018

Lead officer	Head of Borough Development and Implementation
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Confidentiality	It is considered that information contained within this report and appendices do not contain exempt information under the meaning of Schedule 12A of the Local Government Act 1972, as amended, and therefore can be made public.