

Public Document Pack



Elections and Members' Services

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Please ask for: Lyndsey Parnell/Alec Dubberley

Direct Dial: 0115 901 3910

Date: 27 January 2017

Dear Councillor

CABINET - THURSDAY 2 FEBRUARY 2017

I am now able to enclose the report relating agenda item 5 on next week's agenda which was not available when the main agenda was dispatched.

Please bring this additional document to the meeting.

Agenda No	Item
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- | | |
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| 5. | <u>Proposed Sale of Community Centre and Former Bowling Green at Haywood Road, Mapperley (Pages 3 - 54)</u> |
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Yours sincerely

A handwritten signature in black ink, appearing to be "Lyndsey Parnell".

Lyndsey Parnell
Senior Elections and Members' Services Officer
Encs

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Report to Cabinet

Subject: Future management of Haywood Road Community Centre and sale of the adjacent bowling green

Date: 2 February 2017

Author: Director of Health and Community Wellbeing

Wards Affected

1 Borough wide

Purpose

2 This report sets out proposals to agree the future management arrangements of Haywood Road community centre and subject to following statutory process, to sell the adjacent bowling green for residential development.

Key Decision

3 This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.

Background

4 The Council owned facility at Haywood Road, Mapperley includes a former bowling green, edged red on the plan and community centre, edged blue on the plan at Appendix 1. Up until October 2016, Porchester Bowls Club used the bowling green but they have now relocated to the Arboretum in Nottingham. This follows consolidation of outdoor bowling within Gedling at Arnot Hill Park and Conway Road, in accordance with the approved playing pitch strategy and in order to reduce expenditure. The community centre is owned by the Council with onsite management being undertaken by a management committee comprising of local volunteers - the Haywood Road Community Association. The Association occupy the premises under a tenancy at will which has been in place since July 1975. The Council retains responsibility for the external fabric of the building and business rates.

As can be seen from the table below, the main user of the community centre is a local pre-school which operates on Mondays, Tuesdays and Thursdays between 9.15 and 12.15 and also on a Friday from 9.15 to 2.45. Playgroup/pre-school activities have taken place at the centre since 1974. The community centre is used by a number of groups which is detailed in the following table. The community centre can be booked for parties, meetings etc. and is also used by the Council during elections as a polling

station. On an average week, the centre is in use approximately 25 hours, compared to an average of approximately 46 hours across the rest of the Council's portfolio of community centres.

Group	Volume and Frequency of Usage
Circle Dance Group	Approximately 20-25 users, one session of 3 hours per week
Mapperley Artists	Understood to have low numbers, two sessions and a total of 5 hours per week
Haywood pre-school	34 families use the preschool in total. 39 children were registered with the preschool in February 2016. The pre-school uses the centre on Mondays, Tuesdays and Thursdays between 9.15 and 12.15 and also on a Friday between 9.15 to 2.45.
Scrabble Club	Approximately 30 users, one session of 3 hours per week
Mapperley Women's Institute	Once a month, 3 hour session
Porchester Garden Club	Once a month, 2.5 hour session
Porchester Labour Party	Once a month, 2.5 hour session
Gedling Constituency Labour Party	Once a month, 2.5 hour session
Polling Station	1-2 days per year maximum

Table 1 Current users of the community centre

Taking the site as a whole, a summary of the current situation is that the bowling green is now surplus to requirements and the community centre is under-used and in need of some investment (see condition survey at Appendix 2). In addition, four long-serving members of the management committee have given notice of their intention to stand down at this April's Annual General Meeting.

In view of this and in light of the Council's need to reduce costs and maximise income from its assets, consideration has been given to the future of both the bowling green and the community centre. Over the course of the last year, informal discussions have taken place with the Community Association and user groups to alert them to the Council's financial pressures and to explain that the Council was exploring potential disposal of the site for residential development. It's been emphasised throughout that no decisions have been made and that if and when there came a need for any groups to relocate, support would be made available.

Building on the informal discussions that have taken place with user groups, a 6 week period of consultation was undertaken with local residents between 31 October 2016

and 16 December 2016. Residents were invited to express their views about the future of the site and, in particular, about the possibility of its sale for residential development. The consultation was in the form of a letter to nearby properties, a letter to user groups, letters made available in the community centre, on street notices outside of the community centre and bowling green, a public notice in the Nottingham Post and a dedicated page on the Council's website.

The consultation generated significant interest and a summary of the number and nature of responses received is set out below. More details are attached at Appendix 3.

Total Respondents	1456		
Method of response		Number of respondents	
	Letters	10	
	Emails	137	
	"Save Haywood Road Community Centre" paper petition	456	
	"Save Haywood Road Community Centre" e petition	821	
	Circle Dance Group paper petition	32	
In favour of sale	1		
Against sale	1455		
Stated to be Current users	67	<u>Reason for current use</u>	
		Art Club	1
		Dance group	38
		Scrabble Club	3
		Preschool	13
		Reason not stated	12
Stated as past users	88	<u>Reason for past use</u>	
		Rainbows/brownies and guides	6
		Preschool	36
		Yoga	1
		Parties	12
		Playgroup	13
		Meetings	1
		Classes and voting	1

		Jumble sale to raise funds for red cross	1
		Reason not stated	17
Not stated as past or present users	1301		
Interested in volunteering help	5		
Submitted proposals/business cases	3		
Making statements on behalf of groups or organisations	4	<u>Groups making representations together with a summary of their comments which are also reflected throughout Appendix 3.</u>	
		Circle Dance Group – The group has been using the Community Centre for 20 years. It is not possible for many members to travel to other centres as many of them do not have cars and would be nervous to travel further from home.	
		Haywood Road Preschool. - The Preschool is run by a voluntary parent committee. It provides essential early years education to support local families and children in Mapperley. It is rated good by Ofsted and is the only preschool in Porchester Gardens. It supports 34 families and is a local employer of 7 contracted and 5 supply staff. These staff are at risk of redundancy should the community centre close down. The preschool could grow to meet the Government's 30 hour free childcare offer from September 2017.	
		Save Haywood Road Community Centre Steering Group. This group put forward comments on why the community centre and bowling green should remain available to the community and also stated that they could be managed by the community, for the community.	
		Green Scene (not previously involved with the Community Centre and Green). – This Group put forward a proposal for the bowling green to be used as a community heritage garden. See also Background Paper 1.	

Table 2 Summary of consultation responses

All but one of the responses received oppose the sale of the site for residential development. Many of the comments received raised planning issues related to the potential redevelopment of the site, including loss of public amenity, creation of additional traffic and exacerbating parking problems. Such planning related issues would need to be considered by Planning officers and be reported to Planning Committee if and when a decision was made to proceed with a development. If the decision was taken to sell the bowling green and/or community centre for residential development, then, in principle, the Council as landowner would need to submit a planning application and make a case for the development that satisfies or addresses planning policy requirements. At that point consultation would be carried out on the planning application that was submitted and interested parties would be able to make representations in respect of the planning application once full details of the proposal were available.

Other comments focused on the potential loss of community facilities, particularly given the dense residential area in which they are located and the limited alternative locations nearby for their re-provision. Other feedback attributed current lack of usage of the community centre to limitations with its current management, uncertainty regarding its future and lack of investment to improve its condition.

In assessing the consultation feedback, there's a distinction to be drawn between the community centre and the bowling green. It has proved particularly difficult to identify an alternative location for the main user of the centre - the pre-school – that is both suitable and nearby. It is also accepted that while a huge amount of credit must go to the current voluntary management group for their committed service over many years, a 'freshening up' of the management arrangements does have the potential to widen and increase participation at the centre. With regard to the bowling green, as has already been referenced, the Porchester Bowls Club no longer operate from the site and it is surplus to requirements in terms of the Council's outdoor bowls provision. While it contributes to the visual amenity of the street scene, it has not been accessible or available to the public for many years and as such, would not represent a loss of a community facility in the same manner as the community centre.

Proposals

- 5 In considering a way forward, there is a difficult balance to be struck between the Council's desire to retain community facilities, respond positively to the views of local residents and meet the challenge of reducing expenditure and/or generating income equivalent to £3.5 million by 2020.

As described above and set out in more detail at Appendix 3, there is strong support to retain both the community centre and the bowling green. However, when weighing up social value and financial considerations, there is a clear distinction between the two facilities – the bowling green being surplus to requirements and no longer in use, the community centre providing a number of current activities and having the potential to provide an improved and expanded offer.

It is therefore proposed that the community centre is retained and that officers work towards transferring the ongoing management of the centre to a community organisation which meets the criteria outlined in the Community Asset Transfer Policy. In the event that the current association is no longer in existence from 1st April 2017

the Council's Community Relations Team will need to step in to provide support and ensure that the centre remains operational. It is hoped the transitional period will be no longer than 12 months.

A letter from Leonie Dunleavy on behalf of the Save Haywood Road Community Steering Group dated 20 January 2017 highlights the group's plans and intentions to pursue asset transfer in relation to the community centre and the green space. This is attached at Appendix 4.

In line with the Council's adopted Community Asset Transfer Policy, there will be need to assess the viability of both the asset and community capacity before we proceed with asset transfer. Such an assessment is likely to highlight factors that will potentially have financial implications for the Council. For example, the need to undertake any additional building condition surveying and support to ensure a community organisation has a robust business plan to deliver asset transfer. The latter could be in the form of initial legal costs, business plan development, advice or a grant to support the first few years of management.

In addition, the Council may need to draw upon independent legal advice if there are areas of legal consideration that fall outside the expertise of the Council and where the Council does not have the current capacity to provide full legal support.

It is recognised that some investment is needed in the centre in order for it to be viable for ongoing community use. It is proposed that the Council contribute towards the costs of the priority works using the asset management fund in order to support an asset transfer.

Officers also intend to explore opportunities to allow community use of the garden space associated with the centre in order to respond to consultation comments relating to community open space

With regard to the bowling green, it is proposed to proceed to sell the site for residential development. Initial designs indicate that approximately 11 homes can be accommodated on the site and generate up to £500,000. It is proposed that approval is given to apply for outline planning permission for residential development on the Green. It is in the Council's interest to apply for planning permission because sites that have this benefit are likely to attract higher bids than sites which do not. The Council would also financially benefit from council tax payments resulting from this development.

If planning permission is not granted, an alternative use of the site will need to be considered at that point.

It is proposed that Cabinet agrees in principle to the disposal of the bowling green and authorises the appropriate statutory notice to be placed in the local newspaper under S.123(2A) Local Government Act 1972.

Should planning permission be granted and, following the statutory notice process, the sale agreed, it is proposed that the disposal will be effected by private treaty rather than in accordance with the tender procedure set out in the Standing Orders. Disposal in accordance with the tender procedure merely necessitates that the site is marketed

in one local newspaper with sealed bids being required by a certain date. This form of marketing may be unlikely to attain the market value for this particular site as it may not attract the highest amount of potential purchasers. This is because potential purchasers of development sites such as this do not necessarily look in local newspapers for advertisements of land for sale. They tend to purchase through marketing agents.

A preferable way to sell would be via private treaty because a marketing agent's database affords exposure to a large number of existing pre-qualified prospects. This method of sale can also reach any new prospective purchasers via the internet marketing, colour brochures and on-site signage that a marketing agent also produces.

Thus the promotional benefits of selling via private treaty through an agent can ensure that much of the target market is accessed.

In accordance with Standing Orders, the Chairman of the Overview and Scrutiny Committee and Ward Members have been consulted and the comments received can be summarised as follows:

- It is clear that there is a strength of feeling in the ward that the site should not be sold given the lack of community facilities and green space in the area. Due consideration should be given to the responses to the consultation exercise and the strength of public feeling.
- Whilst it is appreciated that the Council is under significant pressure financially, Cabinet is asked to find a way to work towards asset transfer of the community centre. This is an opportunity for the community to work with the council to make this into a thriving community facility.
- It is understood that the council has to make some difficult decisions to balance the books and has to consider options which it wouldn't otherwise want to, but it is hoped that every effort is made to create some publicly accessible green space.
- No objections raised in relation to the proposal to sell by private treaty instead of via a tender process.

Alternative Options

- 6.1 The Council could choose to retain both the bowling green and the community centre. However, given that there is adequate alternative bowling provision elsewhere, the fact that the land is not currently in use, and the Council's financial pressures, this is not a preferred option. Although the proposal put forward by Green Scene (see Background Paper 1) contained innovative ideas, if the Council chose not to sell the land it would put extra pressures on the Council's finances.
- 6.2 Selling both the community centre and the bowling green would be the most financially attractive alternative option to the Council but as has already been covered elsewhere in the report, it has not proved possible to identify a suitable alternative location for the pre-school for which there is significant local need and demand.

Financial Implications

- 7 The sale of the bowling green site will generate a capital receipt of up to £500,000 which will be used to support the Council's future capital programme and reduce the borrowing requirement and avoid debt repayment and interest costs in the revenue budget. The Council would also benefit from council tax payments in due course.

There are a number of priority capital works that are required, and further assessments will be made to determine the value of these works. It is, however, envisaged that the funding of these works can be accommodated within the Asset Management Fund. Other non-priority works have also been identified, and it is expected that council officers will work with the new community organisation to develop grant bids and secure funding to deliver these works.

Should the Council need to step in to keep the centre operational during the transitional period between the end of the current management arrangements and the proposed transfer of the centre to a community organisation which meets the criteria set out in the Community Asset Transfer Policy, there may be additional resource implications for the Council. If the transitional period is approximately 12 months, as detailed in paragraph 5 above, it is expected that additional costs will not exceed £20,000 which can be accommodated from available earmarked reserves. The appropriate budgets will be established in accordance with Financial Regulations for usage of reserves and reported to Cabinet as part of the usual quarterly performance monitoring report. In the event that the centre is not subject to a Community Asset Transfer to a community organisation, the future operating model and budget implications will require further consideration by the Council.

Legal Implications

- 8 The Council has conducted a consultation exercise with respect to the proposals for the future of the community centre and bowling green. The responses to that consultation exercise must be conscientiously taken into account when this decision is taken.

Regard must also be had to the Council's duty under the Equality Act 2010 to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between protected groups, including consideration of the Equality Impact assessment attached at Appendix 5 to this report. An Equalities impact Assessment was carried out prior to the Consultation. The assessment shown in Appendix 5 is an amended version of this which reflects any material comments that have been expressed. Cabinet must consider what the impact of the proposals will be on the needs of those with protected characteristics and whether the need to identify financial savings outweighs this potential impact.

The Council's Standing Orders for Dealings with Land state that:

The executive shall consult with the Chairman of the Overview and Scrutiny Committee and ward members before making any decision to dispose of any land or property other than the sale of council houses to sitting tenants pursuant to the right to buy.

The Standing Orders also state that:

In the case of the disposal of real property other than a house or houses and where the Director assesses the value of such property to be less than £20,000 he shall adopt such method of disposal as appears to him to be appropriate in the circumstances.

In the case of the disposal of any other real property the sale shall be effected by tender in accordance with the following tender procedure unless the relevant Cabinet member authorises a different method of disposal after consultation with the Chairman of the Overview and Scrutiny Committee.

The Council is required to advertise its intention to dispose of the bowling green in 2 consecutive weeks in a local newspaper under S.123(2A) Local Government Act 1972. Any objections received following this statutory notice must be taken into account prior to any final decision taken on the disposal.

Should Council agree to dispose of the Green, section 123 of the Local Government Act 1972 specifies that a Council shall not dispose of land “for a consideration less than the best that can reasonably be obtained” without the consent of the Secretary of State.

Any transfer of the community centre to a community organisation must comply with the Council’s approved Community Asset Transfer Policy.

The Centre and Green were not gifted to the Council. The Centre site being part of former allotment land and site of a bungalow known as 46 Haywood Road was purchased by Carlton Urban District Council (now Gedling Borough Council) on 24.2.1958 for £2,750. The Green was purchased by Carlton UDC on 25.5.1955 for £1,573. There are no covenants which require the land to continue to be used for the benefit of the whole community.

Background Papers

- 9 1. ‘Mapperley Heritage Garden’ Proposal for Haywood Road Community Centre Site.

Appendices

- 10 Appendix 1 - Plan showing the Community Centre and the Green
Appendix 2 - Condition Survey of the Community Centre
Appendix 3 - Report on, and feedback from, consultation.
Appendix 4 - Save Haywood Road Community Centre Steering Group letter
Appendix 5 - Equality Impact Assessment

Recommendations

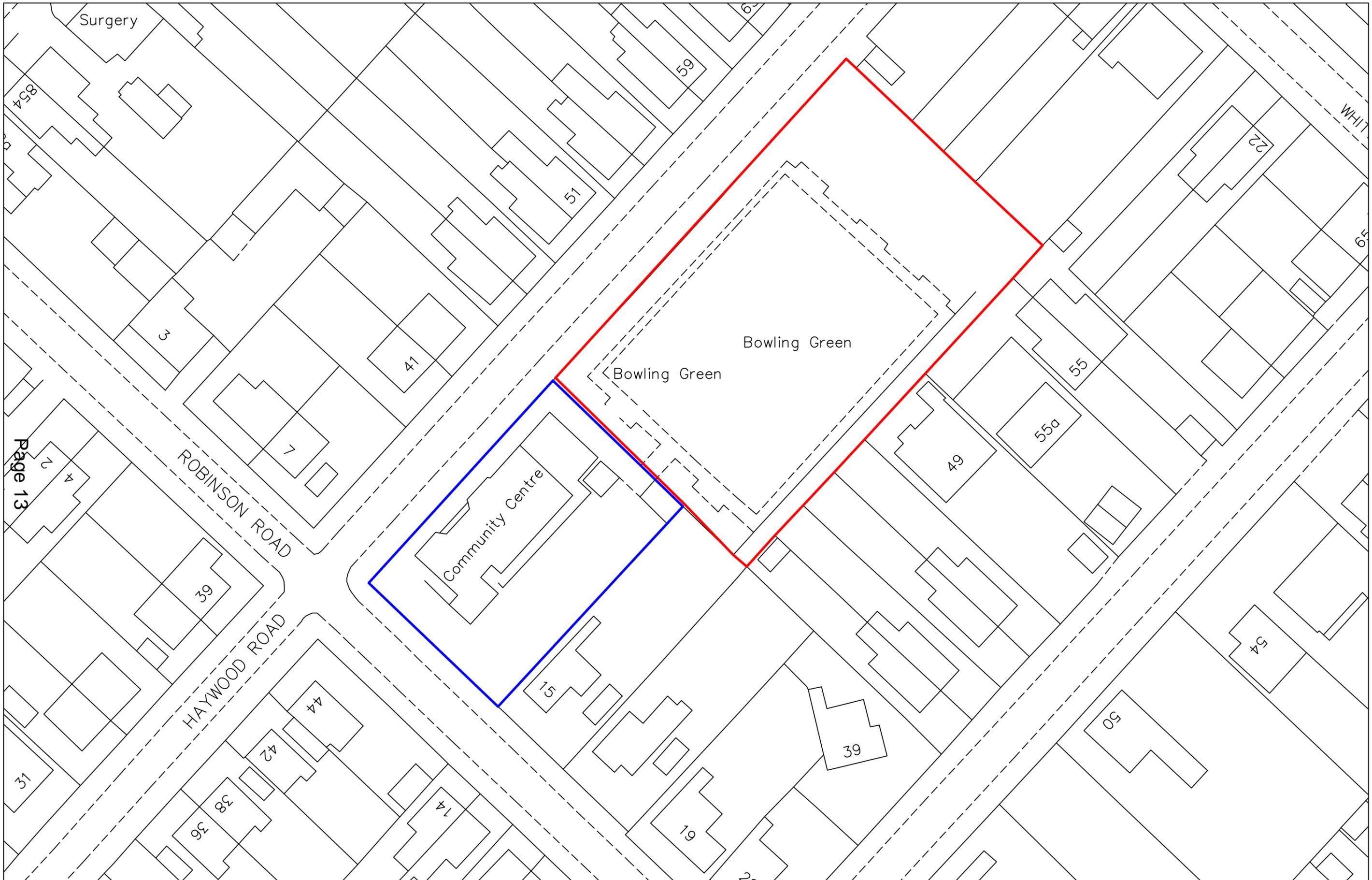
- 11 **THAT Cabinet:**

- a) authorises officers to progress community transfer of the centre to a community group or organisation which meets the criteria outlined in the Council's Community Asset Transfer Policy
- b) supports the use of the asset management fund to undertake priority works to improve the condition of the community centre.
- c) gives approval to apply for outline planning permission for residential development on the Bowling Green land at Haywood Road, Mapperley (as shown edged red on the plan at Appendix 1)
- d) in principle, agrees to the disposal of the Bowling Green and authorises Officers to advertise the Council's intention as required by S.123(2A) of the Local Government Act 1972
- e) authorise the Portfolio Holder to take the decision to dispose of the Bowling Green in accordance with the proposals set out in the report, subject to consideration of objections received pursuant to the Statutory Consultation and in compliance with the Council's Standing Orders

Reasons for Recommendations

12 The reasons for these recommendations are as follows:

- a) to protect and improve an important local community facility
- b) to generate a capital receipt for the Council
- c) to support the Council's asset transfer policy and facilitate the provision of additional homes
- d) in order to comply with Statutory obligations.



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DRAWN BY	P GOODWIN	SCALE	1/500	SCHEME	APPENDIX 1	CIVIC CENTRE, ARNOT HILL PARK ARNOLD NOTTINGHAM, NG5 6LU	 GEDLING BOROUGH COUNCIL
DATE DRAWN		DRAWING NUMBER					

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APPENDIX 2

Haywood Road Community Centre

Condition/Provision Survey

December 2015

General

The overall condition of the building is good. The main issues are-

- The internal layout makes inefficient use of space
- Fixtures, fittings and finishes are old
- There is a lack of suitable storage
- The building doesn't comply with the Disability Discrimination Act (DDA)
- The fire provision needs to be updated
- There is far more kitchen provision than required
- The building is not very energy efficient
- There is no 'on-site' parking

External Repairs

External decoration of timber doors and frames and metal handrails is required.

Internal Repairs

The central heating boiler was installed in 1997. It is likely to need replacing in the next couple of years. The heating system is old and the control system is outdated.

Generally internal surfaces and fittings aren't defective or damaged, but they are dated. The facility looks 'dingy' and every room would benefit from new floor covering, re-decoration, new lighting, modern doors and new curtains or blinds to the windows. Also the kitchens require new units and worktops and the toilets require new sanitary-ware and cubicles.

Storage Issues

An attic room is used by the Playgroup for the storage of some equipment. This implies that significant items are regularly being carried up and down the stairs for each Playgroup session. The stairs are a domestic standard, so not wide enough for commercial activity. Neither are they suitably illuminated and the stair nosings are not highlighted. The attic rooms have significant areas of damaged and cracked timber boarding and plaster. However I would not recommend their use as part of a public building.

DDA

There is no fully compliant accessible toilet facility in the building. The existing

ladies and gents toilets each have one larger toilet cubicle with a couple of grab rails in, but the space and facilities provided fall well short of standard recommendations. There is insufficient space within each toilet to improve the current arrangements and therefore an accessible toilet needs to be located elsewhere. Given the over provision of kitchen facilities, it should be possible to find the room to install an accessible toilet.

If the internal layout was further improved and a general refurbishment carried out, it would also be possible to take the opportunity to incorporate other suitable DDA provision by increasing door opening widths, providing easy grip door handles, improving light levels and using contrasting colours to aid people with visual impairment.

There is no suitably compliant parking for visitors with a disability.

Fire Provisions

Within the envelope of the building there are two separate areas of usage between the Community Centre activities and the Bowls Club changing. Both areas should be linked via a fire detection/alarm system.

If the building is used in the evenings then occupied rooms and escape routes should be provided with emergency lighting. Additional emergency lights can be fitted separately to the existing lights, but if the building was refurbished then the emergency lighting can be integrated within any new light fittings.

Energy Efficiency

The estimated date of construction for the original building is circa 1920s. The external envelope of the building obviously falls short of current minimum standards for insulation. The space and water heating system is relatively old with basic controls for programming and temperature regulation. The lighting consists of basic fluorescent fittings that also fall short of current standards for light efficacy (light output to wattage ratio).

Car Parking

There is no off street parking on the Site. A scheme has been previously proposed for providing a car parking area to the rear of the building with access from Robinson Road.

Improvements

All of the above issues can be dealt with through an extensive external and internal refurbishment of the building, to include a rationalisation of the layout. The change of layout should incorporate a fully accessible unisex toilet. A change of layout could also include reducing the kitchen provision and re-positioning the bowls changing rooms to make better use of the space available and create additional ground floor storage.

Facilities Manager

Appendix 3

Report of Responses to the consultation on the proposed sale of Haywood Road Community Centre and bowling green

This document contains the following sections:

Introduction

Section A: Comments concerning both the Bowling Green and Community Centre in terms of their being developed for housing

Section B: Comments concerning the loss of the Community Centre Facility

Section C: Comments concerning the loss of the bowling green and/or the loss of green space

Section D: Comments concerning the legality of a sale of the community centre and Bowling Green and the consultation in general

Section E: Proposals for future use of the Community Centre and Bowling Green

Introduction

This appendix summarises the key issues arising from the comments received as a result of the consultation on the proposed sale of Haywood Road Community Centre (Centre) and bowling green (Green).

Consultation on the proposed sale of the Centre and Green was held between 31 October and 16 December 2016.

In total there were 1456 respondents who made comments on the consultation, the majority of which were from members of the public, who expressed their opinions through email, letter or petition. Each respondent may have made a number of comments relating to different issues. To establish the general sentiments these comments have been broken down into general themes within each section of this appendix. The number of individual comments is consequently greater than the amount of respondents to the consultation.

Three groups or organisations made comments. A summary of their feedback is shown in the table below. The remainder of this appendix discusses the opinions in more detail and provides the Council's response to the issues raised. Where questions raised relate to planning matters the Planning Department have not been able to respond at this stage. Should a planning application be submitted for residential development, the issues listed below would be addressed. Before any planning permission was granted a case for the development that satisfies or addresses planning policy requirements would have to be made. Such considerations would also cover the design and layout of the site and the number and type of housing to be provided. In addition, the requirement for open space in the area as well as community facilities would also be considered.

Total Respondents	1456		
Method of response	Letter, email, petition		
In favour of sale	1		
Against sale	1455		
Stated to be Current users	67	<u>Respondent's Reasons for current use</u>	
		Art Club	1
		Dance group	38
		Scrabble Club	3
		Preschool	13
		Reason not stated	12
Stated as past users	88	<u>Respondent's Reasons for past use</u>	
		Rainbows/brownies and guides	6
		Preschool	35
		Yoga	1
		Parties	14
		Playgroup	14
		Meetings	1

		Classes	1
		Jumble sale to raise funds for Red Cross	1
		Reason not stated	18
Not stated as past or present users	1301		
Interested in volunteering help	5		
Submitted proposals/business cases	1	1 Proposal from Green Scene - See Background paper 1.	
Making statements on behalf of groups or organisations	3	<p>1. Circle Dance Group – See table 2 of the report.</p> <p>2. Haywood Road Preschool – See table 2 of the report.</p> <p>3. Save Haywood Road Community Centre Steering Group – See Appendix 4</p> <p>4. Green Scene (not previously involved with the community centre and bowling green) – See Background paper 1.</p>	

Section A: Comments concerning both the Bowling Green and Community Centre in terms of their being developed for housing.

Respondents who were against the Green and Centre being developed for housing made comments which have been categorised into 6 general areas as follows:

A1 Highway safety

A2 Housing density

A3 Public space, green space and play provision

A4 Detrimental to local school provision

A5 Overlooking and loss of views

A6 Pollution

A7 Comments in favour of the proposal

Highway Safety in General:

Comments	Number of respondents who made this comment
There have already been traffic incidents around the KFC site on the junction of Woodborough Rd & Robinson Rd	3
Traffic speeds on Haywood Road between 7-9am and 4-6pm are dangerous as people use this road as a cut through diverting from an over congested Woodborough Rd and Porchester Rd.	1
There would be an increase in highway safety issues in general and at the construction phase	1
Reversing from driveways on Haywood Road is hazardous	1
Safety of the families in relation to traffic in our community is paramount.	1

Council's Response to comments above:

Highways issues relating to development would be considered as part of any application for development in discussion with the Highways department at the County Council.

Highway safety during the construction phase:

- The impact of works traffic on this narrow residential street where there is a lot of on street parking could make it more difficult for larger traffic to get through. (1 respondent)

Response:

Highways issues relating to development would be considered as part of any application for development in discussion with the Highways department at the County Council.

Congestion:

- The volume of traffic has increased dramatically from the impact of the recently developed KFC site on the junction of Woodborough Rd & Robinson Rd. This is in close proximity to the Community Centre and will further add to the congestion. (7 respondents)
- Haywood Road is narrow, tree lined and already over parked. (16 respondents)
- Haywood road is used as access to shops and amenities by lorries (e.g. CO-OP juggernauts and refuse collection). (2 respondents)
- To build houses on this last remaining area of public space would undoubtedly add further to the already congested parking and traffic issues faced by local residents. (821 respondents)

Response:

Highways issues relating to development would be considered as part of any application for development in discussion with the Highways department at the County Council.

Damage to the road surface:

- Additional traffic from the newly built houses would increase damage to the road surface. (1 respondent)

Response:

Highways issues relating to development would be considered as part of any application for development in discussion with the Highways department at the County Council.

Lack of parking:

- There is already limited residential parking and if the proposal were to happen this would further add to it. Parking permits should be considered a priority if the scheme is to go ahead. (3 respondents)
- People also use this road as 'park and ride' for the city and surrounding businesses and for shopping and working at the Duncan MacMillan Hospital on Porchester Road. (1 respondent)

Response:

Highways issues relating to development would be considered as part of any

application for development in discussion with the Highways department at the County Council.

Any new housing development on the site would need to provide parking provision in accordance with the Council's Supplementary Planning Document 'Parking Provision for Residential Developments'
<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Parking%20Provision%20for%20Residential%20Dev%20SPD%2024.05.2012.pdf>

A2 Housing Density:

- Porchester Gardens is the most densely populated area in the whole borough of Gedling. (851 respondents)
- What other possibilities for residential development in the area have been investigated? Brownfield, wasteland, empty homes? (1 respondent)

Response:

It is noted that there are other areas within Gedling Borough which are at a higher density (in terms of dwellings per hectare) than Porchester, in particular in areas characterised by Victorian terraces.

Density and the impact on the character of the area would be considered as part of any planning application.

The emerging Local Planning Document will allocate housing sites to meeting the housing requirement set by the Aligned Core Strategy. The Aligned Core Strategy looks to direct new housing development first to within or adjacent to the urban areas of Arnold and Carlton, then to adjoining the urban area of Hucknall, followed by the three key settlements of Bestwood Village, Calverton and Ravenshead. Growth will also take place at other villages to meet local need only. The urban areas of Arnold and Carlton are considered to be the most sustainable location for new homes and the Local Planning Document therefore looks to provide as many as possible within or adjacent to the urban area, although consideration must be given to the need to retain land for other purposes (such as for open space, employment, community use and retail). The emerging Local Planning Document currently looks to provide 4,330 homes in or adjoining the main urban area on a range of large and small sites, including brownfield and unused sites. The proportion of empty homes in Gedling Borough (3.5%) is average for Nottinghamshire and has decreased over recent years.

A3 Public space, green space and play provision

Public space:

- The Community Centre and Bowling Green are the only publically owned building and green space left in the Porchester gardens area. (869 respondents)

Response:

Other public open space such as Breck Hill Park is located approximately within 400 metres of the Community Centre and Bowling Green

There would be a requirement for open space provision if the area of land being developed exceeded the threshold of 0.4 ha. Desktop measurements estimate the Bowling Green site and Community Centre site taken together to measure just under 0.4 Ha but this would have to be verified by a more accurate measurement if planning permission was applied for. Planning policy allows for provision to be either on or off site.

The above would also be considered as part of a planning application and cannot be responded to by the Planning Department at this stage.

Lack of green space:

- The area has been highlighted as lacking in green space. (15 respondents)
- Providing green space is a significant part of Gedling's green space strategy. (1 respondent)
- To build houses on this last remaining area of open space would be an irreversible loss. (821 respondents)

Response:

The Council's Green Space Strategy 2012-17 does indicate a lack of accessible parks and open amenity space in the Porchester Ward. Whilst a recommendation within the strategy points to protecting existing recreational facilities from re-development, the Council seeks to strike a difficult balance between the desire to retain community facilities, respond positively to the views of local residents and meet the challenge of reducing expenditure and/or generating income equivalent to £3.5 million by 2020.

The Council's playing pitch strategy, adopted by Cabinet on 3 November 2016, identifies that bowls provision can be adequately catered for at Arnot Hill Park and at the Conway Road site.

The impact of the loss of the green space would be considered as part of any planning application.

Lack of play provision:

- Breck Hill Park is not suitable for younger children. (3 respondents)
- The area has been highlighted as lacking in play provision. (5 respondents)

Response:

Breck Hill Park was recently refurbished with play equipment and is suitable for age ranges 3 to 12.

There is no play provision on the site at present so the potential development of the site would not result in a loss of any existing play provision.

The Mapperley Top ridge was highlighted as lacking in children's play provision. However, this assessment was carried out before 3 new play areas were developed at Bailey Drive, Gedling Country Park and the new development on Spring Lane had been identified.

A4 Detrimental to local school provision:

- Local school places are already oversubscribed. As the proposed redevelopment does not consist of the typical threshold of fifteen dwellings no section 106 agreements will be triggered and no provision for a contribution to increasing school places from the developer will be received. Therefore we'll have another eleven homes parachuting into an area which does not have enough school places in catchment for those people that already live there. There have been many of these small plot developments already in the local area yet there has been no increase in school places. (1 respondent)

Response:

This would be considered through the determination of a planning application in consultation with Nottinghamshire County Council as the Education Authority.

A5 Overlooking and loss of views:

- those properties which will be overlooked by this housing redevelopment we will lose the privacy in their gardens. (2 respondents)
- Those living opposite the bowling green will lose their superb view from all floors. (2 respondents)

Response:

The impact of the proposal on the residential amenity currently enjoyed by the occupiers of exiting properties would be considered as part of any planning application

A6 Pollution:

- Development would bring further fumes, dirt, litter and noise. We need to protect our environment and keep our carbon footprints as low as possible. (3 respondents)

Response:

The impact would be considered as part of any planning application in consultation with the Council's Environmental and Public Protection Service.

A7 Comments in favour of the proposal:

Decrease in the popularity of bowling:

- Bowling is a sport which is not as popular as it once was. (1 respondent)

Lack of use of the site:

- The greens and community centre seem to be seldom in use. (1 respondent)

Saving the green belt:

- The land could be put to a better use especially if it stops an amount of green belt being developed. (1 respondent)

Response:

These matters would be considered as part of any planning application.

Section B: Comments concerning the potential loss of the Community Centre Facility

Respondents who were concerned about the potential loss of the community centre facility made comments which have been categorised into 6 general areas as follows:

- B1 Implications for the Preschool**
 - B2 Implications for the Circle Dance Group**
 - B3 Implications for Mapperley Scrabble club**
 - B4 Implications for the Art Club**
 - B5 General comments in relation to the potential loss of the community centre facility**
-

B1 Implications for the Preschool:

- Local residents will have to travel further to access a preschool. (5 respondents)
- Preschools are beneficial for children’s wellbeing. (4 respondents)
- This is the only preschool in this part of Mapperley. (834 respondents)The community centre has become home to a vibrant preschool group for many years, the only preschool facility in Porchester Gardens.
- If the preschool moves to Gedling there will be little opportunity for families in the area, a local shortage of spaces would be created as Mapperley Plains and Westdale Lane are already full, this will be made worse by the Government's plan to increase from 15 hours to 30 funded hours. (837 respondents) If the Community Centre closes, the preschool group will be forced to move two and a half miles away to a site in Gedling, leaving our community without this vital provision.
- The nearness of the preschool to local residents is invaluable. (11 respondents)

Response:

The Council is willing to work with the pre-school to assist in finding an alternative venue if a solution can not be found at Haywood Road.

B2 Implications for the Circle Dance Group:

- Most members live within walking distance and several don’t have cars. (4 respondents)
- The group provides a lifeline for users in terms of good mental and physical health and wellbeing. (10 respondents)
- There is no alternative venue available at the same time as the current dance class. (33 respondents)

Response:

The Council is willing to work with the Circle Dance Group to assist in finding an alternative venue if this is required.

B3 Implications for Mapperley Scrabble club:

- Members are devastated about losing this facility after 36 years. (1 respondent)
- Scrabble has provided many opportunities for socialising for quite vulnerable adults whether through physical disabilities and disorders such as autism and Asperger's as well as everyone else. (1 respondents)

Response:

The Council is willing to work with the Scrabble Club to assist in finding an alternative venue if this is required.

B4 Implications for the Art Club:

- The Centre provides an opportunity to meet other artists. (1 respondent)

Response:

The Council is willing to work with the Art Club to assist in finding an alternative venue if this is required.

B5 General comments in relation to the potential loss of the community centre facility

- All ages use the centre. (841 respondents)
- If the centre is taken away there will be nowhere to meet and socialise. (874 respondents) (The community centre provides an important space for many different groups to meet).
- We have already lost Wollaton Avenue community Centre, and Haywood Road is one of the few places left where we can hire a room for meetings on the Baha'i Faith Group (promoting peace, unity, friendship, etc.) (1 respondent)
- Government bodies are forever saying that there is a problem with mobility. Although there maybe alternatives this could pose a problem for people who are elderly or have limited mobile due to the hilly nature of the area. (4 respondents)
- The centre allows older members of the community who have mobility issues can participate in the democratic process as the centre is used as a polling station. (834 respondents)

- Recent developments mean there are now three pubs, three bars and a Kentucky Fried Chicken restaurant on Mapperley Top. It would be beneficial to the health and well-being of local residents to provide a focus for our community not based around alcohol and junk food. (834 respondents)
- Community centres build community cohesion and meet the needs of the young, old and disadvantaged. (30 respondents)
- A few houses would benefit only a few but would totally destroy essential community hub. (1 respondents)
- At a time of increasing disconnection within society, particularly post 'Brexit', the need for a community centre is even more essential. (1 respondents)
- Once the Centre is gone what will the Council do to plug its budget? (1 respondent)
- More houses means more litter and more dog mess (1 respondent)

Response:

The Council is willing to work with existing users to assist in finding alternative venues if this is required.

None of the existing users, who responded to the consultation, said that they had mobility issues. In addition it is noted that the community centre does not have facilities for users with mobility issues. For example, there is no fully compliant accessible toilet facility at present.

It is noted that there are cafes on Mapperley Top which have what might be considered 'healthier options' available on their menus.

The impact on the community would be considered as part of any planning application.

Section C: Comments concerning the ~~potential??~~ loss of the bowling green and/or the loss of green space

Respondents who were concerned about the potential loss of the bowling green and/or the loss of green space made comments which have been categorised into 1 general area as follows:

C1 Implications for the bowling green and/or green space

- building on the green will reduce wildlife including birdlife (15 respondents)
- building on the bowling green will increase pollution (1 respondent)

- the bowling green provides a green lung for people and wildlife (838 respondents)
- accessing other green spaces involves crossing busy roads (3 respondents)

Response:

The impact on wildlife and loss of green space would be considered as part of any planning application.

Section D: Comments concerning the legality of a sale of the community centre and Bowling Green and the general way that the consultation was carried out

Respondents who were concerned about the legality of a sale of the community centre and Bowling Green and the general way in which the consultation was carried out made comments which have been categorised into 6 general areas as follows:

- D1 Was the land gifted to the community?**
- D2 Was the consultation wide enough?**
- D3 Has the current management of the centre contributed to its non viability?**
- D4 Did the Council deliberately decide to make the centre and bowling green unviable by encouraging individual groups to seek alternative locations?**
- D5 Costs**
- D6 Has the decision to grant planning permission for housing already been taken?**

D1 Was the land gifted to the community?

- The land was gifted to the community and should be allowed to continue to be used for the benefit of the whole community. There may be a clause preventing the Council selling the property in view of the fact that Mr. Doubleday left it for the use of the community. (29 respondents)

Response:

The Council has researched into how it came into ownership of the Centre and Green and can confirm that they were not gifted to the Council. The Centre site being part of former allotment land and site of a bungalow known as 46 Haywood Road was conveyed to Carlton Urban District Council (now Gedling Borough Council) on 24.2.1958 was purchased at market value of £2,750. The Green was purchased by Carlton UDC on 25.5.1955 at market value for £1,573. There are no covenants which require the land to continue to be used for the benefit of the whole community.

D2 Was the consultation wide enough?

- Not enough people were consulted. (8 respondents)
- A broader distribution of letters would have informed the wider community about potential loss of jobs, facilities for pre school children and elderly etc. It would also enable community members to put forward their names to run the facility. (1 respondent)

Response

In addition to the 80 letters that were sent to residents inviting comments, letters were also sent (and made available in the Centre) to the organisers of all the Groups who use the centre. Information notices were posted outside of the Community Centre so that anyone travelling past who was interested would be able to stop and view the notice. This same information notice was placed in the Nottingham Post and published on the Council's website at <http://www.gedling.gov.uk/community/haveyoursay/>. There were 1460 respondents who made comments on the consultation.

D3 Has the current management of the centre contributed to its non viability?

- The management of the centre has led to low usage. This is why it is not self sustainable (9 respondents)

Response

The Council has not managed the centre. It has been managed by the Haywood Road Community Association since 1975. Consequently, it is not known if the centre would have been used more under Council management or any other management arrangement.

D4 Did the Council deliberately decide to make the centre and bowling green unviable by encouraging individual groups to seek alternative locations?

- Local residents were not informed about any of the actions behind the scenes designed to quietly "pick off" the individual groups and users of the Centre and Bowling Green, which aimed deliberately to undermine the viability of the Centre trying to make its closure a fait accompli. The fact that this covert activity was taking place behind the community's backs is really disappointing and runs contrary to the Council's stated Values in the Gedling Plan. (7 respondents)

Response

Following the decision to reduce costs on community centres in 2014/15, the users of the Centre were advised of this in January 2016 and it was explained to them about the potential significance of the budget decision. As the process continued the wider community was consulted.

D5 Costs

- A building surveyor has estimated that £100,000 needs to be spent on the centre. This is absolutely not true. The figure is probably closer to £5000, although as the centre is busy nearly every day and in profit it could easily carry on being used without any money being spent on it. (3 respondents)
- Are the council really going to put £500K (11 homes) plus extra costs above the welfare of the whole community, when £100k is a small investment for a bigger long term benefits all round? (2 respondents)

Response

The Council's surveyor assessed the site in terms of works which would be required to create a multi-use community centre that was accessible and of a similar standard to the other community centres in its ownership.

A number of options will be presented to Cabinet for their consideration on 2 February 2017.

D6 Has the decision to grant planning permission for housing already been taken?

- By considering sale of land and building for development for housing before a planning application has been submitted would amount to predetermination by the council if an application is submitted. This is on the basis that the planning application would have to comply with policies relating to protection of open space and community facilities as set out in LPD, adopted local plan and NPPF. By announcing that the land would be sold for housing without any reference to how these planning policies would

be complied with, appear to show that a decision on the future of the site has already been taken. (2 respondents)

Response

It is not uncommon for a local authority which is a landowner to review its portfolio of available sites to sell to generate money to invest in local services, prior to making a planning application. The decision to sell the land will be made by the Council's Cabinet.

Haywood Road Community Centre is one of those sites, being potentially suitable for a small housing development. If the Cabinet approve in principle to the sale of the land, redevelopment of the site will be subject to statutory process, planning permission and any application would need to demonstrate that housing complies with the Local Plan, emerging Local Planning Document and the NPPF.

The planning application would be advertised and interested parties would be given the opportunity to comment on the proposals before a decision on the acceptability of residential development is ultimately made by the Council's Planning Committee.

Section E: Proposals for future use of the Community Centre and Bowling Green

Respondents' suggestions and proposals for the future use of the Community Centre and Bowling Green have been categorised as follows:

- E1 Proposals concerning the Community Centre and Bowling Green**
 - E2 Proposals concerning the Bowling Green only**
 - E3 Proposals concerning the Community Centre only**
-

E1 Proposals concerning the Community Centre and Bowling Green

- Great work is already being done. Much more is possible. The potential is huge. The committee and supporters of Haywood Road Community Centre are committed to doing all in their power to develop both the Centre and the Green next to it into a vibrant resource to be used, improved and managed by our community, for our community (866 respondents)
- sell the green to fund the refurbishment of the community centre (1 respondent)

- sell the green and let the community keep the centre (3 respondents)
- explore the resource becoming an Asset of Community Value (1 respondent)
- offer 1 year to come up with proposals for new approach (2 residents)
- already, a number of us are looking at the business case as we explore the following elements: A refreshed ambition for the Centre and the Green Space together; A community audit and reviews, exploring facts and figures together to support what new and additional services and uses may be identified (2 Respondents – see also Background paper 1)

E2 Proposals concerning the Bowling Green only

- The bowling green could be developed into a park or community garden, enjoyed by the whole community, which recognises the history of the area. (829 respondents)
- convert the green into a community garden/park (12 respondents)
- convert the green into a playground (14 Respondents)
- develop the Green as a learning resource part allotment, part veg, (1 respondent)
- work with community groups to save the green (1 respondent)
- designate bowling green as local green space (2 respondents)
- green scene - the green could become a green space for the community either as a heritage garden or growing space (see background papers for more information) (1 respondent)
- an additional use for the green could be for community picnics, barbeques, community orchard (1 respondent)
- show awareness of the heritage of the site, which is 100 years old and was apparently left for public use due to the owner losing his son in Flanders in 1916 – without an heir to inherit the land it subsequently has a fascinating 100 year history, which should be celebrated as we mourn and reflect upon the sacrifice of the First World War. If redeveloped as a community space, whether as a garden or play area or allotments alongside the Community Centre, the green space of the site could be renamed in honour of the fallen as well as reminder of the site's heritage: Porchester Gardens is a community that has developed on a site that apparently started out in 1886

as over 800 allotments, of which the Bowling Green is the only green space left. (9 respondents)

E3 Proposals concerning the Community Centre only

- hire out with community cent as wedding venue (1 respondent)
- easy to raise cash for repairs through HLF etc. don't need to raise cash anyway because the preschool can make it viable as it is and it doesn't need to be upgraded (1 respondent)
- an additional use for the centre could be as a café (4 respondents)
- an additional use for the centre could be for language classes, luncheon clubs, farmers market, craft/dressmaking, after school club, (2 respondents)
- an additional use for the centre could be for luncheon groups (2 respondents)
- the Community Centre is financially viable and does not cost the Council money (certainly not a six figure sum) and that if managed in an expansive and forward-thinking manner as an asset it would return even more money. If the pre-school were expanded and further plans put through and supported, drawing upon charitable funds (such as the lottery and government schemes intended to focus upon community sites) this would enable the Community Centre and green space to be redeveloped to support the pre-school as a necessity for families and as a local business whilst also expanding, over time, the facilities and number of clubs and societies that make use of the site. Allowing people to hire the site for events on Sundays as well as Saturdays would potentially enable further revenue to be gained through its use for clubs, societies, parties and other events. (4 respondents)
- keep the centre and refurbish it a the Council's expense (2 respondents)

Response

The consultation proposals within this section will be considered by Cabinet.

Appendix 4

Leona Dunleavy
Chair
Save Haywood Road Community Centre Steering Group

20th January 2017

Lance Juby
Service Manager, Community Relations
Gedling Borough Council
Gedling Borough Council
Civic Centre, Arnot Hill Park
Arnold, Nottingham NG5 6LU

Dear Lance

Haywood Road Community Centre

We are writing on behalf of the Save Haywood Road Community Centre Campaign to offer you and the members an update on our actions since the consultation period closed. We are of course aware that Gedling's Cabinet meets on the 2nd February and we trust this letter offers insight into the continued aspirations of the Group to secure a new community-led future for the Centre and the Green Space.

Since the consultation closed, we have continued to work on the development of a new future for the Centre and its associated green space. Many of the responses to the consultation referenced the fact that we are keen not just to prevent the closure and sale of the Centre and the land, but that we wish to work with Gedling on an alternative model that would see the Centre thrive and grow; see alternative uses of our very precious but as yet under-used green space and save the Council the limited resources at its disposal. The following shows in a short time how we continue to make progress.

Steering Group

We have an excellent range of talented and committed individuals who are offering their skills and experience to develop the next stage.

At its meeting on the 3rd January 2017, the Haywood Road Community Association (CA) included attendance by a representative of number of new groups that have been set up wishing to use the Centre. While this is an exciting development in itself – ie. getting new users on board thus increasing its viability - it has also had the positive effect of potentially reinvigorating the Association as it currently stands. Conversations with the current Chair and Treasurer of the CA have been welcome and extremely positive outside of the formal

meetings and we are grateful for their longstanding and valued service to our community and the fact that they welcome the opportunity to explore succession. We anticipate this taking shape up to the AGM.

The leads for the new groups using or wishing to use the Centre are also actively involved in our Campaign Steering Group. We now have local residents in interim key positions for our Group, notably Chair, Treasurer and Secretary, alongside vice-positions for each. They are supported by a wider Steering Group of 10 which combined with the 6 committee members makes 16 in total drawn from wider supporters from the community. These are interim positions as we will embed a healthy democratic process to our Group as we develop the plan further. Overall, this is a visible and tangible approach to succession and we have plans to draw this together under a refreshed CA.

Asset Transfer

We would stress that this is by no means the end of our ambitions. We would like your and Gedling BC's support to develop an asset transfer of the Centre **and** its green space to the community. To date we have work on-going on the following aspects:

Governance. As referenced above, we are mindful that governance is key to a successful way forward. A future **legal structure** is being explored which will be the subject of discussion with the wider Steering group and with Gedling BC to see what might be achievable. We anticipate prefacing this with a session with the Steering Group to explore options and modelling. Our support to the existing CA as above represents a first step on this journey but we would like to explore the transfer at peppercorn of the land and building under a new legal structure.

Business Case. A sub-group is looking at the business case, based on the meticulous accounts and financials maintained via the CA and the experience of many of the Steering Group in running their own businesses or professional involvement in other similar projects across the wider area. We are developing our ideas based on excellent guidance, support and working practice offered via Locality and the Development Trusts Association. We have reviewed Gedling BC's helpful asset transfer checklist in tandem with the above and would welcome your involvement.

We have contacted Locality to secure their help and potential **consultancy support** to help us develop our plans further and to explore potential start-up resources from various parties including Locality and / or the Lottery, deepening upon the model we wish to adopt and Gedling's support in taking this further.

This includes looking at **financial modelling** for the running of Centre; for potential capital investments for our longer term plans and for the building and our plans for the green space. Though this work is on-going, we are able to make some initial positive forecasts and options for the financial sustainability of the Centre and these are summarised in the attached Appendix. We'd welcome the opportunity of discussing this further with you.

Our anchor for the Centre is the **Haywood Road Pre-School**. They wish to grow and expand their provision and we wish to support them. They already have created valuable support to our young people and have created jobs for local people. We envisage working very closely with them in developing the Centre and the green space in the medium term.

Our discussions within the local community have stimulated some amazing ideas not just for the Centre itself as articulated above but for the **green space**, based on the following themes:

- a **community space**, developed and looked after by the local community - a peaceful garden, an oasis for the residents and community but with flexibility for community events - including a Porchester festival, garden parties, weddings, celebrations, elderly gatherings and support for those with disabilities alongside open cinema evenings and other ideas being developed;
- small scale **allotment space**, run, managed and developed by local residents;
- a **children's open / play space**, integrated with the Community Centre and in particular the Pre-School who are looking to expand their business model and allow even greater outside play for the children's development.

In addition, the Centre has already benefited from new groups and users coming forward. As Gedling members will be aware from our recent CA meeting, already they include:

- The Porchester Craft Collective
- The Friends of Haywood Road Community Centre
- The Porchester Vinyl Record Club
- The Porchester Gardens History Society
- The Porchester Green Space Group
- Turtle Lodge Tai Chi

All bringing fresh thinking to the work of the CA and keen to take the Centre and green space forward. As testimony to our ambitions, we are inviting members of the Cabinet and officers to come along and meet with us shortly at the Centre. Separate contacts are being made.

A **skills audit** is being carried out, initially circulated to the community to review the skills we have amongst us and initial results confirm we have an exciting range of skills and experience locally which sets us on the right path and which will allow us to take on the responsibilities a new set-up will demand of us. Of note, we have locally residents who are skilled and experienced in running a business; making fund bids and making business cases; marketing and promotion; of gardening and green space design; childcare and play; legal perspectives and community asset development.

Our Ask of Gedling Borough Council

While all of these developments are extremely positive, we need some time to finalise the work and your support to realise the potential. We trust that these considerable energies and the push to take-up a realistic alternative model for the community will be reflected in

the Cabinet report and the discussion with members, saving money and keeping the community asset available for Porchester residents and groups.

1. We are asking the Cabinet to at least defer a decision on the sale of the Centre and the land at their meeting in February and to offer us a year to take the strategy forward;
2. We would like you and Gedling Officers to work with us in taking our work to the next stage, allowing a new invigorated Community Association membership to take its steps forward and then to pursue alternative legal / ownership options as referenced;
3. We want to have conversations with and have the support of members at Gedling, and especially the local ward members to look to this model going forward.

Yours sincerely,

Leona Dunleavy

Chair and on behalf of the Save Haywood Road Community Centre

cc Councillor John Clarke
Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis
Councillor Kathryn Fox
Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler
Councillor Chris Barnfather

John Robinson, Chief Executive
Katie Walters, Estates Surveyor

Appendix – Financial Summary

Since its inception in 1975, in summary, the Haywood Road Community Association (HRCA) has been responsible for the day to day costs of running the centre, including water, gas and electric bills, paying the caretaker and all internal maintenance. GBC has been responsible for the external maintenance of the building and the upkeep of the bowling green and hedges.

The 2015-16 accounts for HRCA showed total income was £9316.90 and total outgoings were £8983.69, leaving a net 'profit' of £333.21 alongside an overall balance of £7683.57 in the HRCA account. The HRCA has always covered its costs and made a small surplus, even during recent years when the centre has been deemed as 'underused'.

We estimate, taking into account some of the expenses in the 2015-16 figures that are 'one off' payments and factoring in a 1.5% rate of inflation that the **overall annual cost of running the centre is just under £9,000.**

At the moment, the room hire rates for Haywood Road have not increased since September 2010 and are significantly lower than equivalent GBC run community centres (for example, Westdale Lane Community Centre charges £13.30 per hour for use of its main hall; Haywood Road charges £16.50 for a **4 hour** session). We propose to increase the room hire rates to a more realistic £10 p/h for the main hall and £5 p/h for the small committee room, which would still be approximately 26% lower than GBC rates.

With these new fees in place and after discussion with Haywood Road pre-school, currently the main centre user group, here are three predictions for future income based on different centre usage.

Low

Pre-school using centre for 20 hours p/w, term time only (39 weeks) - £7800
3 groups per week using main hall in evening for 2 hours (50 weeks) - £3000
2 groups per week using committee room in evening for 2 hours (50 weeks) – £1000
Weekends – 20 parties/events of 4 hours per year (Saturdays only) - £800

Total income: £12,600

Surplus: £3,600

Medium

Pre-school using centre for 35 hours p/w (8-3pm Monday to Friday), term time only (39 weeks) - £13650
4 groups per week using main hall in evening for 2 hours (50 weeks) - £4000
3 groups per week using committee room in evening for 2 hours (50 weeks) – £1500
Weekends – 40 parties/events of 4 hours per year (Saturdays **and** Sundays) - £1600

Total income: £20,750

Surplus: £11,750

High

Pre-school using centre for 35 hours p/w, NOT only term time (50 weeks) - £17500

5 groups per week using main hall in evening for 2 hours (50 weeks) - £5000

4 groups per week using committee room in evening for 2 hours (50 weeks) – £2000

4 groups using committee room **in day time** for 2 hours (after alterations to layout of building allow other groups to use room alongside pre-school) - £2000

Weekends – 60 parties/events of 4 hours per year (Saturdays and Sundays, day times and evenings) - £2400

Total income: £28,900

Surplus: £19,900

As this illustrates, even with the most conservative of predictions, the centre is not only able to cover all its costs, the surplus generated can be used to improve the building AND maintain and develop the green space of the Haywood Road site (which in turn has huge potential to increase the income of the centre in a symbiotic relationship).

Different legal and management models will impact on these initial assessments and upon liabilities (incl for example, depreciation) as well as potential savings and investments to be secured and we'd welcome the conversation with Gedling BC as referenced in the letter.

Separate work is on-going regarding the management (and potential development) costs of the green space given our aspirations as referenced in the letter. Further information would be required from Gedling BC to support our initial assessments, accepting that the information would be based on the core maintenance of the bowling green. This use will change under our plans.

Equality Impact Assessment

<p>Name of project, policy, function, service or proposal being assessed:</p>	<p>Future management of Haywood Road Community Centre and sale of the adjacent bowling green.</p> <p>Up until October 2016, Porchester Bowling Club used the bowling green but they have relocated to the Arboretum in Nottingham. This follows consolidation of outdoor bowling within Gedling at Arnot Hill Park and Conway Road, in accordance with the approved playing pitch strategy and in order to reduce expenditure. The community centre is owned by the Council with onsite management being undertaken by a management committee comprising of local volunteers - the Haywood Road Community Association. The Association occupy the premises under a tenancy at will which has been in place since July 1975</p> <p>The main user of the community centre is Haywood Road Pre-school which operates four days a week. It is also used by a number of groups many of which cater for the older age group. The community centre can be booked for parties and meetings and is also used by the Council during elections as a polling station. Compared to other Council owned community centre sites, Haywood Road Community Centre is underused. On an average week, it is in use approximately 25 hours, compared to an average of approximately 46 hours across the rest of the Council's portfolio of community centres.</p>
<p>The main objective of the proposal</p>	<p>To revise the current management arrangements of Haywood Road Community Centre and subject to planning permission, to sell the adjacent bowling green for residential development. Any new management arrangements will need to have consideration to the Council's Asset Transfer Policy.</p> <p>A six week Community Consultation has been undertaken in November and December 2016 on a proposal to sell the whole site, including the community centre and bowling green. The feedback from this consultation has been considered as part of this Equality Impact Assessment. There were 1456 responses to the consultation.</p>

Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
Gender	External		Y		<p>No consultation responses indicated a negative impact on men if the whole site was to close. Responses indicated concerns that closure of the centre could negatively impact women, mothers and pregnant women. Closure of the centre would mean the re-location of the Haywood Road Pre - School Group to a venue outside the locality. No other viable alternative accommodation has been identified in the immediate locality, therefore presenting a potential impact on parents, particularly mothers or expectant mothers, requiring affordable day care in order to work.</p> <p>A decision to explore new management arrangements at a community centre that retains current use and has aspirations to expand</p>

					<p>the current offer could have a positive impact on women and mothers in the locality.</p> <p>The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure.</p>
	Internal			y	
<u>Gender Reassignment</u>	External			y	<p>No consultation responses indicated a negative impact on this community if the whole site was to close.</p> <p>The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure.</p>
	Internal			y	
<u>Age</u>	External		y		<p>Significant users of the community centre include older people, families and pre-school children.</p> <p>There were several responses in the consultation to indicate that closure of the centre would impact on people</p>

					<p>of different ages.</p> <p>Older people might be affected by closure of the centre because they would have to travel further for the Art Group, Scrabble Club and Circle Dance Group sessions. The consultation indicated that older people may not have the confidence to travel further to attend groups. Mobility issues of the elderly were mentioned in relation to their using the centre as a polling station, however, it was noted that no actual respondents said that this was a particular issue in relation to them.</p> <p>The anchor user group of the centre is a Pre-school which provides a service to local families who live in the locality. Re-location or closure of the Pre-school would have a negative impact on those children and parents who may struggle to access a new setting due to suitable transport options or parents working arrangements.</p>
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					<p>If a future management arrangement for the centre can be secured that retains the Pre-school provision this would have a positive impact for local families. The Pre-school has indicated it would like to grow its provision at the centre; this would provide further benefit to pre-school children and both working and non-working parents.</p> <p>The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure. Bowling is a sport that offers social and physical activity opportunities for older people. The Council's Playing Pitch Strategy considers that Bowling provision can meet local need in the Borough through consolidation of other sites.</p>
	Internal			y	

<u>Marriage and civil partnership</u>	External		y		<p>The Council is not aware of the site currently being used for marriage or civil ceremonies.</p> <p>Enhanced potential for family events and parties, including wedding receptions if new robust new management arrangements for the community centre can be established.</p>
	Internal			y	
<u>Disability</u>	External	y			<p>There were responses in the consultation to indicate that closure of the community centre would impact on disabled people. It was noted that these were general comments and that there were no specific examples of any users of the centre who responded being disabled.</p> <p>Due to the age of the building's internal layout it would not meet current disability access requirements if significant refurbishment works were proposed. However, this is not unusual for buildings of</p>
	Internal				

					this age.
	Internal			y	
<u>Race & Ethnicity</u>	External			y	There were no responses in the consultation to indicate that closure of the centre would negatively impact on people due to their race or ethnicity. The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure.
	Internal			y	
	External			y	There were no responses in the consultation to indicate that closure of the centre would negatively impact on people due to their sexual orientation. The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure.
<u>Sexual Orientation</u>	Internal			y	
	External			y	There were no responses in the consultation to indicate that closure of the centre would negatively impact on people due to their sexual orientation. The Bowling Green is no longer in use and therefore has no users who would see a negative impact of closure.
<u>Religion or Belief (or no</u>	External	y			There was one

Belief)

response in the consultation to indicate that closure of the centre would impact on the Baha'i Faith. The respondent said that they had already lost Wollaton Avenue Community Centre and Haywood Road was one of the few places left where they can hire a room for meetings of the Baha'i Faith group. The Council acknowledges this response; however capacity does exist at alternative centres in the urban area of Arnold and Carlton to take bookings for groups with a designated religion or belief.

If the community centre is retained under alternative management arrangements, opportunities for religious and faith groups to book the venue will remain in place.

	Internal			y	
<p><u>Pregnancy & Maternity</u></p>	External		y		<p>Responses indicated concerns that closure of the centre could negatively impact on women, mothers and pregnant women. Closure of the centre would mean the re-location of the Haywood Road Pre-School Group to a venue outside the locality. No other viable alternative accommodation has been identified in the immediate locality; therefore this would impact on parents, particularly mothers or expectant mothers, requiring affordable day care in order to work.</p> <p>A decision to retain a community centre that retains current use and has aspirations to expand the current offer could have a positive impact on pregnant women and new mothers in the locality.</p>
	Internal			y	

<p>Other Groups (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)</p> <p>Please state the group/s:</p> <p>Existing user groups</p> <hr/> <hr/>	External		y		The current room hire cost at the centre is below that of most similar community halls in the wider urban area. If there are to be future alternative management arrangements, a sustainable business plan may need to consider an increase in hire charges. This could have a negative impact on low income users.
	Internal			y	
Is there is any evidence of a high disproportionate adverse or positive impact on any groups?	Yes				<p>The opportunity of a new management regime for the centre has the potential for a positive impact on groups. If the community centre is retained, any new community management arrangements must ensure it is accessible to the community, in particular for those with the protected characteristics defined by the Equality Act. This is in accordance with Principle 1 of the Council's Community Asset Transfer Policy.</p> <p>A new management group may need to adopt a sustainable business plan that considers increased hire charges in future. This could have a negative impact on low income residents.</p> <p>The current building does not benefit from the level of disability access that more modern community centres may offer.</p>
Is there an opportunity to mitigate or	Yes				Any new business plan for managing the community centre should consider the current market rates of hire charges at other

alleviate any such impacts?			<p>local community facilities to alleviate a potential adverse impact on low income groups.</p> <p>If the building is retained for community use a revised assessment of disability access could be undertaken to inform future plans. Funding opportunities may exist for an adequately constituted community organisation or charity to enhance disabled access of the building. A long-term lease arrangement with the Council would be a likely eligibility criterion for such funding.</p>
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?		No	
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
Planned Actions	Timeframe	Success Measure	Responsible Officer
If the building is retained consider a revised assessment of disability access should be undertaken to inform future plans	Feb 2018	Robust asset transfer arrangements in place	Katie Walters, Service Manager Property working with Haywood Road Community Association or alternative community organisation
If revised management arrangements for the building are to be pursued, these must be in accordance with the Council's agreed Community Asset Transfer	Feb 2018	Compliance with 'Principle 1' of the Community Asset Transfer, "Meeting Community Need"	Lance Juby, Service Manager Community Relations working with Haywood Road Community Association or alternative community organisation

Authorisation and Review

Completing Officer	Lance Juby
Authorising Director	David Wakelin
Date	20 January 2017
Review date (if applicable)	

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