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<b>Report To:</b>	<b>Education &amp; Communities Committee</b>	<b>Date:</b>	<b>4 September 2018</b>
<b>Report By:</b>	<b>Corporate Director of Education, Communities &amp; Organisational Development</b>	<b>Report No:</b>	<b>EDUCOM/84/2018/HS</b>
<b>Contact Officer:</b>	<b>Hugh Scott</b>	<b>Contact No:</b>	<b>715459</b>
<b>Subject:</b>	<b>Ward 7 Community Facilities Review</b>		

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## 1.0 PURPOSE

- 1.1 To inform the Education and Communities Committee of the outcome of the recent community consultation and engagement exercise on the long term future of all Ward 7 Community Facilities (Hubs) and make recommendations for the future operating model of these facilities.

## 2.0 SUMMARY

- 2.1 The closure of a number of Community Facilities was considered as part of the Council's 2018-19 budget process. Details of the facilities affected were contained in a report to the January 2018 Education & Communities Committee. The savings proposals were based upon a review of community facility provision carried out by Max Associates in 2015.
- 2.2 Amongst other closures, the review and subsequent report recommended the closure of both of Paton Street Community Hub, and Grieve Road Community Centre. The closure of Paton Street Community Hub would have resulted in a significant revenue saving. The Community Facilities saving proposal was included in the public budget consultation with only 39% of respondents in favour of the savings. In addition to this, a petition was received on 3 April 2018 asking for Paton Street Community Facility to be reopened.
- 2.3 Members will also be aware that Paton Street Community Hub was closed following a fire in December 2016. As the Community Facilities Review was well underway at that point, the decision was taken not to carry out the reinstatement work required pending a decision on the long term future of the facility. In the interim period, a number of displaced lets have been accommodated at Grieve Road Community Centre which has been staffed accordingly. This has been relatively successful albeit Grieve Road does not offer the drop in facilities previously delivered at Paton Street.
- 2.4 At the meeting of the Education & Communities Committee on 8 May 2018, officers were remitted to carry out a full public engagement and consultation exercise around the 3 community facilities within Ward 7 to determine the communities' opinions and preferred options moving forward.
- Paton Street Community Hub
  - Grieve Road Community Centre
  - Fancy Farm Tenants Hall
- 2.5 Over the course of the Summer 2018, staff from Community Learning and Development's Outreach and Community Development service carried out a survey with local residents in Ward 7 using a range of engagement methods including door knocking, surveying outside local shops, attendance at events and using online surveys. In addition, the staff used social media, held two drop-in conversation café events and distributed surveys in shops. In total, over 500 people were engaged with return of 200 completed surveys. The results of that survey are attached as Appendix 1 to this report.

- 2.6 Feedback from the consultation indicated no enthusiasm in the community who remain somewhat disengaged from the process and there was a distinct lack of usage in any of the three facilities in the ward from those who took part in the consultation (Paton Street was used by 25.25% of respondents, Grieve Road by 19.6% and Fancy Farm by just 6%).
- 2.7 In addition, the community were asked if they would be willing to be part of any management committee and/or to undertake any volunteering roles within any of the centres. Despite the majority of respondents (77.9%) saying no, 40 members of the community who completed the survey (22.1%) specified they would be interested in volunteering their time to support the development of the centres.
- 2.8 The main reason for the consultation and engagement exercise was to determine the preferred location from the community in relation to the three centres that currently exist. The survey asked the community to rank their preferences in order with the table below shows that indicated that 60.6% of those polled Grieve Road was their first preference with 33.3% preferring Paton Street.

	Preferences		
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Grieve Road	60.6	35	4.2
Paton Street	33.3	27.3	39.3
Fancy Farm	23.3	27.3	49.3

- 2.9 The survey results indicate a strong preference for the existing provision at Grieve Road to be maintained, with limited support in maintaining the provision at Fancy Farm. Paton Street had a loyalty from previous users who were keen to maintain their centre but not in the numbers anticipated.

### 3.0 RECOMMENDATIONS

- 3.1 That the Education and Communities Committee :

- Notes the content of this report;
- Agrees with the recommendation to close Paton Street and Fancy Farm Community Facilities
- Agrees with the recommendation to invest in creating parking capacity at Grieve Road Community Centre
- Notes the initial discussions with Oak Tree Housing Association regarding a potential future asset transfer of the Paton Street facility;
- Remits the report to the Policy & Resources Committee to approve the one off investment based on the recommendations above.

**Grant McGovern**  
**Head of Inclusive Education, Culture and Communities**

## **4.0 BACKGROUND**

- 4.1 The Community Facilities Review recommended the closure of Paton Street Community Hub together with a number of other community facilities including Grieve Road Community Centre and Fancy Farm Tenants' Hall. The recommendations of the review were based upon a number of criteria including footfall and usage, the proximity of alternative facilities for lets, in this case the school estate and more specifically Notre Dame High School and Clydeview Academy and a brief assessment of the projected longer term capital costs in connection with building maintenance and elemental lifecycle replacement of the centres based on property condition surveys.
- 4.2 The previous review recommended the closure of some community centres in Ward 7 as detailed in paragraph 4.1 above. Paton Street Community Hub has remained closed following a fire in December 2016 pending a decision on the overall savings proposal.
- 4.3 The decision was taken in the March 2018 budget not to progress with the proposal at that time. It remains possible however that further savings may need to be considered from the overall community estate in 2019-20. This report focuses solely on the three centres mentioned in paragraph 4.2 above. Officers were asked to carry out a survey of the local community to determine the views of residents in relation to the three centres.

## **5.0 PATON STREET COMMUNITY HUB**

- 5.1 The evidence of the budget consultation exercise taken together with the petition handed to Councillors on 4 April 2018 indicated a strong community support for the reopening of Paton Street Community Hub. However, following the most recent consultation with residents in Ward 7, there appears to be little interest in reopening the facility at Paton Street and, as noted in Section 8.0 of this report, the costs to repair the facility are significant.
- 5.2 Following the fire in 2016, the building was surveyed for fire damage and this recommended that a balance of reserve of £25K was placed to address the works required to reinstate the building. A dilapidation report was also carried out through Legal and Property Services in March 2017 which estimated the reinstatement costs at approximately £32K and this has been confirmed via a further external survey commissioned in April 2018. It should be noted however that although the insurance fund would cover the initial fire damage reinstatement costs, there is a possibility of further deterioration in the intervening period which would have to be funded from either the Central Repairs Allocation (CRA) or the Core Property Capital Allocation monitored through the Environment & Regeneration Capital Programme, neither of which has a financial allocation for this proposal at present. It is anticipated that the insurance loss adjuster would require to visit the property to re-assess the current position.
- 5.3 Of greater concern than the reinstatement of the fire damage is the overall condition of the building. Legal and Property Services commissioned a condition survey of the property in April 2018 following the budget decision. The survey gave an overall assessment of the building condition as poor. The works to reinstate the fire damage aside, the report estimates medium and long term work required at the property at approximately £414K split at £264K in years 1-5 and a further £150K in the subsequent ten year period.
- 5.4 Of the first five years spend, the Surveyors estimate a need for £102K spend in year 1. Approximately £32K of this will cover the fire damage reinstatement for which there is notionally £25K available (subject to further dialogue with the Insurance section and loss adjuster). Therefore the net requirement from other budgets is likely to be in the region of £70-£77K.
- 5.5 With the additional housing stock allocated to the upper Bow Farm area in 2019/20, initial discussions have taken place with Oak Tree Housing Association about a potential asset transfer of the Paton Street facility as a community asset. The Oak Tree Housing Association are in early discussions with a 3<sup>rd</sup> party to apply for grants to carry out a feasibility study. This facility would be based on the Branchton/Craigend model with no recurring costs required from Inverclyde Council.
- 5.6 If the closure of Paton Street was approved, consideration would have to be given to the demolition of the facility which would require additional funding of approximately £25k

## **6.0 GRIEVE ROAD COMMUNITY CENTRE**

- 6.1 As previously mentioned, a number of lets from Paton Street Community Hub were relocated to Grieve Road Community Centre following the fire. Grieve Road Community Centre is a smaller building than Paton Street and continuing with this arrangement and it will therefore it may be a challenge to replicate all of the services which could be delivered at Paton Street. If Grieve Road were to be used in preference to Paton Street, the staffing costs would be significantly lower. There would therefore be scope for either revenue saving of the order of approximately £50K per annum or the potential to use some of this revenue saving to provide an operating budget for the hub.
- 6.2 A condition survey was carried out of Grieve Road Community Centre in 2016 which gave an overall assessment of the condition of the property as satisfactory. At that time, estimates of medium and long term work required at the property came in at approximately £88K split at £28K in years 1-5 and a further £60K in years 6-15.
- 6.3 The Grieve Road facility has a lack of parking. Estimates from Property Services put a projected cost on the provision of parking at £75K.
- 6.4 The consultation results indicate a strong preference for the existing provision at Grieve Road to be maintained and with limited interest in maintaining the provision at Fancy Farm. Paton Street had a loyalty from previous users who were keen to maintain their centre but not in the numbers anticipated.

## **7.0 FANCY FARM TENANTS' HALL**

- 7.1 A condition survey was carried out of Fancy Farm in 2016 which gave an overall assessment of the condition of the property as poor. At that time, estimates of medium and long term would be possibly more expenditure to repair than assumed.
- 7.2 The results of the community engagement process and follow up survey indicate that only 6% of residents who completed the survey have utilised the building in the past six years and this has been identified as one solo group (May Hughes School of Dance). Furthermore, the community have strongly indicated that they would prefer to maintain the facilities at Grieve Road and Paton Street over the building at Fancy Farm with Fancy Farm Hall coming in last in the public consultation.
- 7.3 The sole group who currently utilise the Fancy Farm Hall (May Hughes School of Dance) would require to be relocated to another community facility or school. Additional grants could be required as it has been identified that the group have not paid any let fees over a number of years as they were taking responsibility for the running costs of the utilities.
- 7.4 If the closure of Fancy Farm Tenants' Hall was approved, consideration would have to be given to the demolition of the facility which would require additional funding of approximately £25k.

8.0 A summary of the financial implications of the options can be seen in the following table:

<u>Costs</u>	<u>Option 1 - Retain Paton Street Only</u> <u>£000's</u>	<u>Option 2 - Retain Grieve Road only</u> <u>£000's</u>	<u>Comments</u>
<b>Capital Costs</b>			
1-5 Year Investment	246	28	
Fire Damage Insurance	32	0	
Receipt	-25	0	
Car Parking	0	75	
Demolitions x 2	50	50	Assumes Oak Tree do not take on Paton Street
<b>Total One - Off Costs</b>	<b>303</b>	<b>153</b>	Recommended to be met from Reserves subject to P & R approval
<b>Recurring Costs</b>	<b>£000's</b>	<b>£000's</b>	
Employee Costs	51	51	1.5 FTE Staff
Property Costs	9	6	
Existing Budget	-66	-66	
<b>Saving</b>	<b>-6</b>	<b>-9</b>	

**Notes**

1. No allowance for Potential receipts factored in.

**IMPLICATIONS**

**Finance**

8.1 Financial Implications:

**Recommended Option – Grieve Road Community Centre**

One off Costs

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>With Effect from</b>	<b>Annual Net Impact £000</b>	<b>Virement From (if Applicable)</b>	<b>Other Comments</b>
Total One Off Costs		2019/20	153		All Capital Costs as per report

Annually Recurring Costs (Saving)

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>Budget Years</b>	<b>Proposed Spend this Report £000</b>	<b>Virement From</b>	<b>Other Comments</b>
02272 Community Hubs		2019/20	(9)		

## Legal

- 8.2 Proposals for the closure of community facilities will require changes in the lease, licence to occupy and funding agreement with Inverclyde Leisure and some self-managed committees.

A couple of the properties earmarked for closure were used as polling stations at the last election. Closure will require alternative sites to be identified.

## Human Resources

- 8.3 There will be a transfer of 1.5FTE posts from Paton St to Grieve Road to reflect to increased useage of this facility.

## Equalities

- 8.4 Has an Equality Impact Assessment been carried out?

x	YES (an equality impact assessment was carried out as part of the Community Facilities Savings Proposal)
	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

## Repopulation

- 8.5 None.

## 9.0 CONSULTATIONS

- 9.1 The Corporate Management Team has been consulted on this report and has agreed with the recommendation within the committee report.

## 10.0 BACKGROUND PAPERS

- 10.1 Community Facilities Service Review Education & Communities Committee 23 Jan 2018  
EDUCOM13/18/MM

**Public Consultation on Ward 7 Facilities**  
**Survey results**  
**May – July 2018**

**Introduction**

The Community Learning and Development Service were requested to conduct a Community Engagement exercise on Ward 7 facilities. This covered the whole Greenock South and South West area –Grieve Road, Fancy Farm, upper and lower Bow Farm, Gateside Gardens, Rankin Rise, Mallard Crescent, Lyle Hill and Pennyfern.

The purpose was to assess interest in, and future usage of, the three current facilities – Paton Street Community Centre, Grieve Road Tenants Hall and Fancy Farm Tenants Hall.

Staff feedback indicates that more than 500 people were engaged with 200 people completed the survey in a mix of door knocking (77), surveying outside local shops (25), at events (21) and online (77). Interest in completing this survey was less than anticipated and the original deadline of 30/06/18 was pushed out to 21/07/18 to give people more time to respond. Social media was utilised, shops had copies of surveys and local activists were involved to raise awareness. Two drop in Conversation Café events also took place, with limited interest. Three attended one event, with just one person at the second. This was despite advertising and word of mouth. It would be fair to conclude that the majority of the community were somewhat disengaged in the process and that there was no great interest in commenting on the future use of any of the three centres.

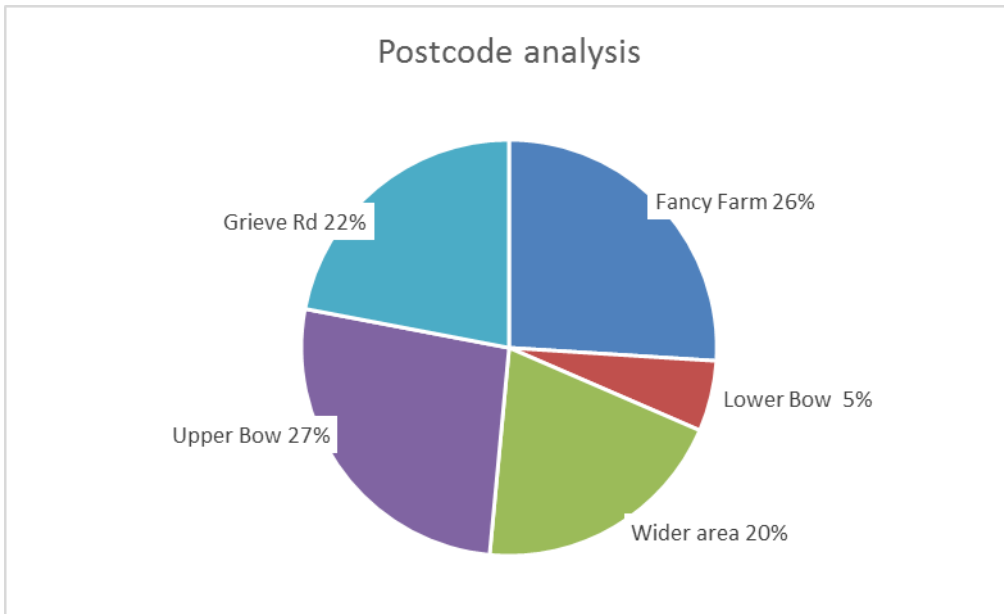
The survey was an online Survey Monkey with more than 250 paper versions being distributed to local venues and through doors with nine CLD staff knocking doors extensively throughout the whole area. It should be noted, given recent community interest, we specifically knocked more doors in the Bow Farm area than elsewhere to assess interest and give local residents an opportunity to have their say. Feedback from this area was very mixed.

Overall, the majority we spoke to had never used the centres or had any intention of doing so in the future.

The results are as follows.

Q1. Whilst we engaged with significantly more than 200 local people we only recorded those who had an active interest in feeding back on the use of the centres. We undertook a postcode analysis of responses to ensure even spread across the area, this was reviewed weekly to direct staff to target areas.

There were 52 recorded responses from the wider Fancy Farm area (26%), 44 from upper Grieve Rd area (22%), 53 from Upper Bow Farm area (27%), 11 from the Lower Bow area (5.5%) and 40 from the wider South West area including Pennyfern (20%)

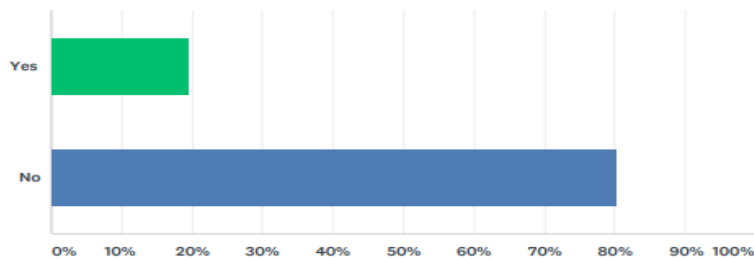


Q2 – Q4. This showed a distinct lack of usage in any of the three facilities. Paton Street had been used by around 25.25% of respondents. When door knocking the Upper Bow Farm area we found many in the surrounding area had never used the Centre, some chose to use Branchton and other centres instead. However, when door knocking in Grieve Rd and Fancy Farm we found former users of Paton Street Centre demonstrating that despite people liking the idea of a centre close to them they was a willingness to travel for things of interest or relevance.

#### Greenock South West - Community Hubs

**Q3 Grieve Rd Tenants Hall is located on Grieve Rd. Have you used this building in the past 3 years?**

Answered: 198 Skipped: 2

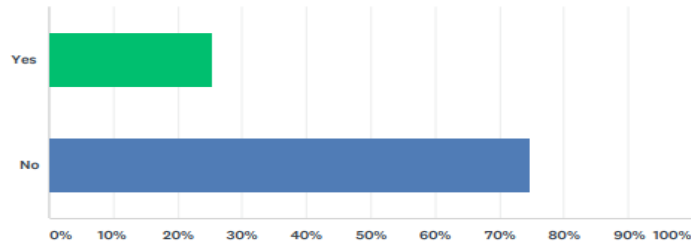


ANSWER CHOICES	RESPONSES	
Yes	19.70%	39
No	80.30%	159
<b>TOTAL</b>		<b>198</b>



**Q4 Paton Street Community Centre is located within upper Bow Farm. Have you used this building in the past 3 years?**

Answered: 198 Skipped: 2



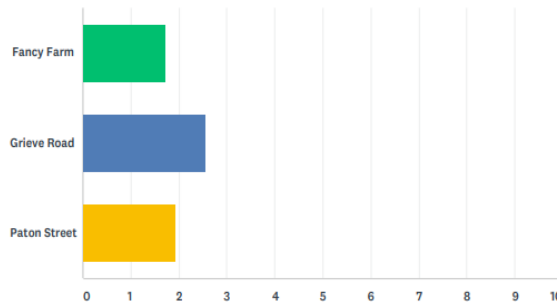
ANSWER CHOICES	RESPONSES	
Yes	25.25%	50
No	74.75%	148
TOTAL		198

Q5 Grieve Road came out with 60.61% as a first preference with 35% as second preference too. Only 4.24% had it as a third preference.

Paton Street had 33.33% first preferences with 27.33% as a second preference, 39.33% as third. Fancy Farm had less support with 23.33% as a first preference, 27.33% as second and 49.33% as a third preference.

**Q5 What would be your preferred choice of venue for the Greenock South West area. Please rank in order of preference.**

Answered: 187 Skipped: 13



	1	2	3	TOTAL	SCORE
Fancy Farm	23.33% 35	27.33% 41	49.33% 74	150	1.74
Grieve Road	60.61% 100	35.15% 58	4.24% 7	165	2.56
Paton Street	33.33% 50	27.33% 41	39.33% 59	150	1.94

Q6. The answers to this question, unsurprisingly tended to be based on locality – the centre was nearest them or their family. However in Grieve Road’s case it was in the middle of the area, accessible to public transport and had best facilities and or potential for future development.

‘Middle of scheme, handy for buses and walkable.’

‘Good building, has potential.’

‘Good park and land and easy to get to for most people locally.’

‘Not really interested in any but possibly Grieve Rd as middle of area, best space.’

There were people from all three areas supporting this as best option for whole area. A number commented on it having potential to be another Branchton type facility.

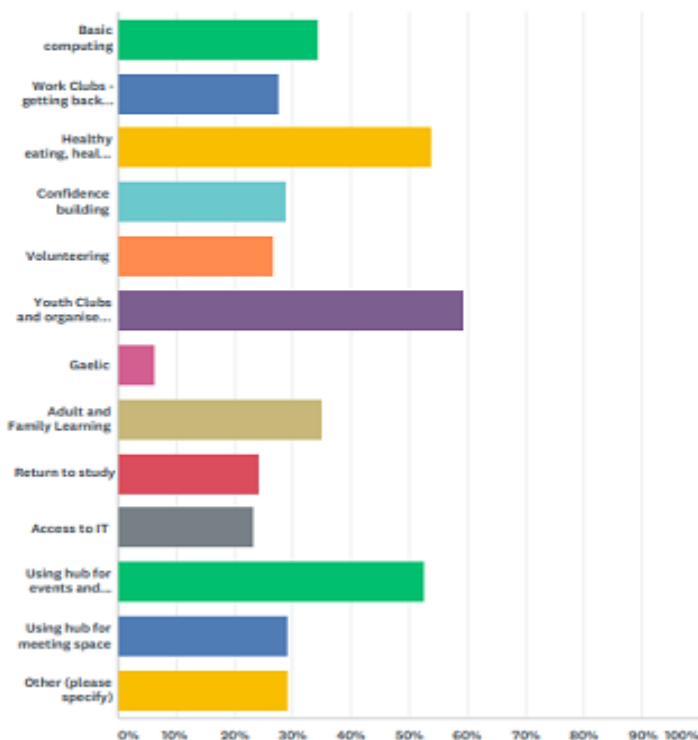
LOCAL Modern Park Attended Nearest Branchton Central Nearer  
 Grieve Road Middle of Area Live Distance Closer Access  
 Paton Grieve rd HOUSE Dancing Fancy Farm  
 Good Facilities Centre YOUNG People Location Bigger Closest Place  
 CLOSE to Home

Q7 Focussed on what people would like to see provided in any of the centres and Youth Clubs were by far the biggest interest, even amongst older people who wanted somewhere for the young people to 'get off of the streets', 'keep them busy' or just to give young people a safe place to be themselves and meet with friends. This will be feedback to Youth Work colleagues as there is a clear need for activities within the GSW area.

Healthy eating, keep fit, yoga and sports activities (keep fit and yoga classes primarily) was the next biggest category with places for parties and events next.

**Q7 As part of this consultation, can you tell us what learning opportunities and activities might interest you or your family? Please tick all that apply.**

Answered: 177 Skipped: 23



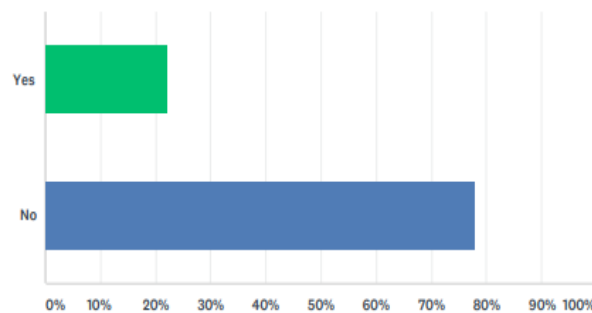
ANSWER CHOICES	RESPONSES
Basic computing	34.46% 61
Work Clubs - getting back into work	27.68% 49
Healthy eating, healthy living	53.67% 95
Confidence building	28.81% 51
Volunteering	26.55% 47
Youth Clubs and organised activities	59.32% 105
Gaelic	6.21% 11

Adult and Family Learning	35.03%	62
Return to study	24.29%	43
Access to IT	23.16%	41
Using hub for events and parties	52.54%	93
Using hub for meeting space	29.38%	52
Other (please specify)	29.38%	52
Total Respondents: 177		

Q8. This tested people's interest in being part of a management committee, volunteering in their centre or helping to organise events. 77.9% were not interested in volunteering their time, whoever 22.1% show a keen interested in volunteering within the community hub or attend the management committee at some stage, this included people who had previously been active in committees in the past. It should be noted, there would be significant work to do to build any viable management committee that would take forward community management, asset transfer or funding bids in any of these three options.

Q8 Would you be interested in volunteering your time, skills and energies to support a new centre? This might for example be organising activities, being part of a management committee, volunteering to support events, helping with the day to day running. If you would like to be more active in your community this could be your chance to make a difference.

Answered: 181 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	22.10%	40
No	77.90%	141
TOTAL		181

## Sample responses

Area needs some where for young and old to become better community

5/31/2018 8:19 PM

[View respondent's answers](#) [Add Tags](#) ▼

Would be good if griev rd centre could be up and running for community to use for learning courses.i took advantage and used paton st for this.also for a youth club.its an area with lots of children but nothing in area for them to do.thanks

5/31/2018 8:08 PM

[View respondent's answers](#) [Add Tags](#) ▼

Keep fit classes in west end

5/31/2018 6:06 PM

[View respondent's answers](#) [Add Tags](#) ▼

paton street was a well used centre and the locals of the area are missing out on having the use of it including the kids that need somewere to spend their time and elderly who go to have some company that they dont get at home and its very sad to see it closed down!

5/31/2018 4:55 PM

[View respondent's answers](#) [Add Tags](#) ▼

Community facilities need maintained

5/31/2018 10:04 AM

[View respondent's answers](#) [Add Tags](#) ▼

MORE ACTIVITIES FOR YOUNG PEOPLE

6/13/2018 11:17 AM

[View respondent's answers](#) [Add Tags](#) ▼

ALTHOUGH I AM OLDER I WOULD LIKE TO SEE YOUNG PEOPLE BEING ABLE TO USE CENTRE

6/13/2018 11:15 AM

[View respondent's answers](#) [Add Tags](#) ▼

WOULD WELCOME ANY FLYERS THROUGH DOOR WITH INFO

6/13/2018 10:47 AM

[View respondent's answers](#) [Add Tags](#) ▼

I work full time in education I am keen to help out and support our local community and our kids however this would need to fit around work. I am a term time worker.

6/9/2018 9:00 AM

[View respondent's answers](#) [Add Tags](#) ▼

Please make griev road community hall have more life, activities, and events that benefits the whole area

In summary, Paton Street had a loyalty from many previous users and they were naturally keen to protect their centre but not in the numbers we anticipated. When surveyed, most residents opted for the current and potential development opportunities for the facility at Grieve Road, with its adjacent land, play facilities and options for expansion. Staff were careful not to lead conversations or suggest options. This had the support of the majority of residents in the Greenock South and South West area who completed the survey.

Community Learning and Development - 30th July 2018