
Report To:	Education & Communities Committee	Date:	21 January 2014
Report By:	Corporate Director Education, Communities and Organisational Development	Report No:	EDUCOM/14/14/JA
Contact Officer:	John Arthur	Contact No:	01475 714263
Subject:	Progress Report on New Community Facilities		

1.0 PURPOSE

- 1.1 To inform the Committee of the current progress on the proposed new community facilities at Woodhall, Port Glasgow, Gibshill, Greenock, and Inverkip. The proposed facility at Broomhill, Greenock is the subject of a separate report.

2.0 SUMMARY

- 2.1 Members will be aware that the Council has decided to support the provision of four new community facilities across Inverclyde.
- 2.2 The facility at Gibshill is the most advanced with a potential start of building works on site by 13 January, 2014. The facility at Woodhall is the subject of a Big Lottery application for additional funding and the Inverkip facility is still at the planning stage.
- 2.3 As with facilities, the community groups who it was intended would lease and operate these facilities, are in varying degrees of readiness and engagement. Officers are working with them to determine their willingness and capacity to take on the management of the facilities when completed.
- 2.4 Revenue funding of £75,000 per annum was approved as part of the last budget process to support the running costs of these facilities. This funding is under review as it appears clear that the projected income levels for some facilities are optimistic. Additional funding is likely to be required from 2015/16 onwards when, it is anticipated, all the facilities will be operational.

3.0 RECOMMENDATION

- 3.1 That members note the progress on the development of new community facilities in Inverclyde.

4.0 BACKGROUND

4.1 The Council has decided to support the development of four new community facilities across Inverclyde. These are at :-

'Woodhall' Parkhill Square, Port Glasgow.
Gibshill, Greenock (extension to existing children's centre).
Broomhill, Greenock (site of former Mearns Centre), and
Inverkip (site of existing football pitch).

The proposal for Broomhill, Greenock is the subject of a separate report on this agenda.

4.2 The proposals are at varying stages of development as follows:-

'Woodhall' Community Facility, Parkhill Square, Port Glasgow.

The proposal was for a MUGA accompanied with a small tenants' hall on the vacant site at Parkhill Square, Port Glasgow. This is close by the new River Clyde Homes' (RCH) development on Parkhill Avenue, to which a number of former Woodhall tenants have relocated.

Woodhall Tenants' and Residents' Association have made a successful bid for development funding to the Big Lottery. Their application for Stage 2 funding was submitted on 6th December 2013 and will be considered by the Big Lottery in March 2014. If this application is successful, it will fund the provision of the MUGA on the site, releasing all of the current Council committed funding (£400,000) for an upgraded tenants' hall. If this bid is unsuccessful, the project will go ahead as originally planned. RCH, who currently own the site, have confirmed their willingness to transfer this to the Council to allow for the development to take place.

The Community Development team have surveyed the residents of the homes on Parkhill and the TARA on the future management of the facility. Whilst there is a willingness to be involved in the running of the facility, there is no desire to take on the full management of both the MUGA and hall. It is likely that the Council will have to make provision for both routine maintenance and facilities management of this project once completed.

Gibshill Community Centre, Smillie Street, Greenock.

This project is at an advanced stage and, pending final contract negotiations, work will commence on the building on 13th January, 2014. It is anticipated that the project will be delivered within budget (the Council is contributing £200,000 with the balance of funding coming from existing planning gain of c£500,000). This will leave a small allowance of c£34,000 to support the running costs of the project in the first few years.

The Gibshill TARA have been constituted as a Scottish Incorporated Charitable Organisation (SCIO) and intend to run the facility with volunteers in the first instance. Officers are working with the group to review their current business plan and confirm the extent of deficit funding required to support this. As this facility is projected to be complete on site by June 2014, a report on revenue support for the group will be submitted to Committee for consideration in early course.

Inverkip Community Centre

Progress on this project has been delayed due to a number of planning issues. Most of these have been resolved with the exception of the submission of a flood plan as required by SEPA.

The survey and design work for the works to comply with the flood plan are underway and a further update on progress will be made to the next Committee.

The local working group (Inverkip Community Initiative) for this project have been successful

in registering as a SCIO and have begun a number of work streams aimed at raising awareness of the new facility and engaging local residents in its use, once completed. Survey's have already been carried out with local youth organisations and more consultation is underway. A meeting between representatives of the group and Sassan Bell Architects is planned for Tuesday 16th December, 2013 to finalise the layout of the floor plan prior to submission for full planning consent.

The Inverkip SCIO have raised concerns about the income projections in the current business case, in relation to how achievable these are. Officers are working with the group to review the business case. A further report on the likely deficit funding required by this project will be submitted to Committee at the appropriate time.

5.0 PROPOSALS

- 5.1 Further reports on progress will be submitted to subsequent Committees.
- 5.2 The current revenue support provision is under review and officers will bring proposals to Committee in due course.

6.0 IMPLICATIONS

6.1 Financial Implications

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments

6.2 Legal Implications - None

6.3 Human Resources Implications- None

6.4 Equalities Implications – Whilst delivering services to residents, full cognisance is taken of equality and diversity processes and procedures.

6.5 Repopulation Implications - Modern, sustainable community facilities provide a strong focus for community activity and cohesion and improve the attractiveness of an area to prospective residents.