

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

To: LEARNING & LEISURE SERVICES COMMITTEE		Subject: ASSET MANAGEMENT PLANNING - LEARNING AND LEISURE SERVICES PROPERTY RATIONALISATION OF COMMUNITY FACILITIES.
From: HEAD OF COMMUNITY INFORMATION & LEARNING		
Date: 15 July 2009	Ref: LMCM/MS	

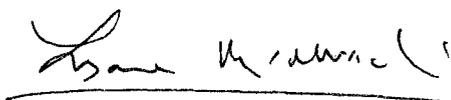
**1. INTRODUCTION**

The purpose of this report is two fold, firstly to provide for the Learning and Leisure Services committee with an update regarding progress relating to the six community facilities approved for closure in January 2009 and secondly to advise committee regarding proposals for the closure of a further seven community facilities and the transfer of one facility to Housing and Social Work. The report also details the consultation arrangements which will be put in place regarding relocation proposals for the current facility users to alternative accommodation.

**2. RECOMMENDATIONS**

The Learning and Leisure Services committee is recommended to approve:

- (i) that consultation on the relocation plans take place with local elected members and current users of the eight facilities listed in appendix 1 of the report; and
- (ii) that a report be prepared by the Head of Community Information and Learning for committee on the outcome of the consultation on relocation plans.
- (iii) that this report be referred to the Housing and Social Work and Environmental Services committees for their consideration.



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## **NORTH LANARKSHIRE COUNCIL – LEARNING AND LEISURE SERVICES**

### **ASSET MANAGEMENT PLANNING – LEARNING AND LEISURE SERVICES PROPERTY RATIONALISATION OF COMMUNITY FACILITIES**

#### **Report by Head of Community and Information Learning**

#### **1. INTRODUCTION**

- 1.1 The purpose of this report is two fold, firstly to provide for the Learning and Leisure Services committee with an update regarding progress relating to the six community facilities approved for closure in January 2009 and secondly to advise committee regarding proposals for the closure of a further seven community facilities and the transfer of one facility to Housing and Social Work. The report also details the consultation arrangements which will be put in place regarding relocation proposals for the current facility users to alternative accommodation.

#### **2. BACKGROUND**

##### **2.1 January 2009 Committee Decision - Progress**

At it's meeting on 20<sup>th</sup> January 2009, committee approved the closure of six community facilities, with the intention to relocate current users to alternative facilities. One of the key objectives of the process was to ensure that the relocation proposals allowed groups to retain their identity, whilst ensuring a seamless transfer to an alternative facility. Committee is advised that Learning and Leisure Services have successfully relocated all groups affected by the closures. All costs associated with the transfer and provision of storage, were met by Learning and Leisure Services. Further to the release of the six properties in the May 2009 property bulletin no expressions of interest have been received in relation to two of the properties, for this reason Learning and Leisure Services are now progressing the demolition of Allanton Community Centre and Mount Ellen Community Centre in the financial year 2009/10. The remaining four properties are being progressed by corporate services for lease. If this approach is unsuccessful, the properties will be considered for demolition.

##### **2.2 Corporate Asset Management Plan**

In accordance with the Corporate Asset Management Plan, the ongoing review of community facilities has identified a further eight properties potentially suitable to declare surplus to operational requirements. The asset management criterion for each individual facility within Learning & Leisure Services property portfolio has been systematically reviewed and, where geographically suitable alternative premises are available, the service is proposing to explore relocation proposals with current users. Details of the methodology applied to grade each facility is contained in appendix II for the information of members. Committee is also asked to note that a number of premises not contained within the current proposals score criterion C or D in relation to the condition or utilisation element of the grading. Having systematically reviewed each individual property there are no suitable alternative proposals for current user groups of these properties. Learning and Leisure Services therefore intend to invest in premises where this approach is deemed to be cost effective and there are no geographical alternatives or potential future Schools and Centres related proposals. Utilisation levels will also be considered to justify the future level of investment.

### 3. CONSIDERATIONS

#### 3.1 Outcome of Assessment of Community Facilities Estate

The details of the eight properties considered appropriate for closure are contained in table 1. Three of the eight properties are graded D for condition, with, in excess of £500,000 required to address condition survey elements only. Members are asked to note that this figure does not include adaptation or refurbishment works. Based on current utilisation levels and the provision of suitable alternative premises Learning and Leisure Services deem three of the properties to be beyond economical repair. A further five properties are graded D for utilisation, with suitable alternative premises nearby. Abronhill sheltered housing complex is contained within the proposals due to it's adjacency to Abronhill community facility. Both buildings require a combined investment of £93,000. It is therefore recommended that the sheltered housing hall be transferred to housing, and that discussion be entered into with Housing and Social Work Services to facilitate this.

Table 1

Unique Property Details					
CAPS	Address	Condition Survey Total	Utilisation	Condition	Proposal
R2390713	Abronhill Sheltered Housing Hall 4 Larch Grove Cumbernauld G67 3EQ	£21,970	B	B	Transfer to Housing
R2790592	Bargeddie Hall 612 Coatbridge Road Bargeddie G69 7PJ	£104,813	D	D	Declare surplus
L240212X	Bellshill Community Facility John Street Bellshill M14 1RJ	£81,590	D	B	Declare surplus
S1190233	Cambusnethan OAP Hut Branchal Road Wishaw	£8,000	D	C	Declare surplus
S139033X	Dykehead Senior Citizens Kirk Road Shotts	£45,715	B	D	Declare surplus
R3890566	Gardenside Senior Citizen's 25 Strachan Street Bellshill ML4 2BA	£31,312	D	B	Declare surplus
S1690058	Harthill Senior Citizens West Main Street Harthill ML7 5PU	£20,513	D	B	Declare surplus
L2704274	Holytown Community Facility 22 Stevenston Street Motherwell ML1 4RG	£366,715	C	D	Declare surplus

## 3.2 Consultation

3.2.1 The relocation plans have been drawn up for discussion with local members and service users. It is proposed that the following methodology be adopted:-

- individual meetings with current facility users to discuss relocation proposals; and
- individual on-site meetings with local elected members to discuss relocation proposals.

The consultation will be carried out in accordance with the Council's community engagement strategy. Once the process described has been completed a report will be submitted to the Learning and Leisure Services Committee on the outcome of the consultation process.

## 3.3 Relocation Proposals

The relocation proposals are as follows:-

- Abronhill Sheltered Housing complex is predominately used by residents of the complex. The intention would be to transfer any external user groups to the main community facility and transfer the sheltered housing hall to Housing and Social Work, for use by the resident's of the complex. Provision will be made within the 2010/11, 2011/12 capital programme to invest in the remaining centre.
- The Bargeddie Community Centre proposal intends to make more efficient use of the Education 2010 facilities within Bargeddie / St Kevin's PPP. The hall will be declared as surplus to operational requirements.
- Bellshill Community Facility (John Street) has become surplus to operational requirements. Community Learning and Development area teams have been reconfigured with the intention to re-locate staff to Orbiston Business Centre in March 2009. Current usage levels can be accommodated within Bellshill Cultural Centre and surrounding schools.
- Cambusnethan OAP Hut presented an opportunity to maximise efficient use of Education 2010 facilities within Cambusnethan PPP. The hut is continually vandalised and does not provide a safe and secure environment for users. For this reason Learning and Leisure intend to declare Cambusnethan OAP hut surplus and re-locate the existing evening lets to the school. Daytime lets may consider the option to lease the premises or alternative premises from the Council.
- Dykehead Senior Citizens Centre will be declared surplus on the basis that discussion will be undertaken with the out of school care group regarding the possibility of a long term lease agreement. The opportunity exists for the out of school care group to re-locate to either Shotts Community Facility or one of the local primary schools if they would prefer not to lease the facility. The Senior Citizens group would be given alternative options to choose from.
- Gardenside Senior Citizen's Centre will be declared surplus to operational requirements on the basis that current provision within the Joe McKay Community Centre is sufficient to accommodate the remaining 6 senior citizens using the facility twice per week. Other users of the facility will be offered alternative provision within the Bellshill area.

- Harthill Senior Citizen's Centre will be declared surplus on the basis that current usage would be transferred to Harthill Community facility and surrounding schools. Learning and Leisure Services are currently in discussions with Harthill Housing Development with regard to replacing the red brick building with an extension to the existing hall. Provision would also be made in the 2011/12 capital programme to address essential condition survey works within the remaining facility.
- Michael Sherry Senior Citizens has received in excess of £350,000 investment from developer contributions and service investment. Holytown Community Facility requires in excess of £360,000 of investment to address core condition survey works. Learning and Leisure Services propose to fully utilise Michael Sherry Senior Citizens and surrounding schools to allow Holytown Community Facility, which is beyond economic repair to be declared surplus to operational requirements.

The above proposals will be discussed in detail with local elected members and current users groups.

### 3.4 Community Estate Investment Requirements

- 3.4.1 Members are asked to note the significant investment required in a number of properties that are not included within the current proposals. The capital programme allocation is not sufficient to invest in the high risk properties listed in table 2. The required investment detailed in table 2 is required to address condition survey works within buildings that are not suitable to propose for rationalisation. Learning and Leisure Services intend to concentrate capital allocations 2010/11, 2011/12 on facilities where rationalisation proposals have had an impact upon community provision and that usage justifies investment. Investment will concentrate on addressing condition survey issues. A number of the properties are considered more appropriate for inclusion within future tranches of Schools and Centres 21. Learning and Leisure Services will continue to systematically review the project proposals and include where possible those facilities requiring significant investment as the level of investment required is in excess of the capital allocations. Members are asked to note that an estimated further £4M from 2012 onwards would be required to address condition survey works in the remaining community facilities.

Table 2

Centre Name	Condition Survey Investment Required
Calderbank Community Centre	£143,870
Caldercruix Community Centre	£161,452
Four Isles Community Centre	£209,929
Garrell Vale Community Facility	£290,477
Gartcosh Community Hall	£80,158
Muirfield Community Facility	£518,356
Newarthill Community Facility	£349,639
Pather Community Facility	£161,612
Shotts Community Facility	£303,273
The Forge Community Facility	£127,866
The Link Community Facility	£293,853
The Pivot Community Facility	£320,759
The Village Hall	£78,923
Viewpark Community Facility	£201,350
Waterloo Memorial Hall	£40,800

Appendix III contains details of planned spend on community facilities identified as essential via the condition survey process. Priorities for investment may vary dependant on the outcome of the five secondary upgrades for SC21 that are currently unfunded.

#### **4. CORPORATE CONSIDERATIONS**

##### **4.1 Financial Implications**

4.1.1 The proposed closure of the seven properties (and transfer of one) included in this report is estimated to yield an annual revenue saving of £150,000.

##### **4.2 Personnel Implications**

4.2.1 The impact on personnel is detailed in appendix IV.

4.2.2 Environmental Services have been involved throughout the property rationalisation process and are aware of these proposals. Every effort will be made to redeploy the employees concerned.

#### **5. RECOMMENDATIONS**

5.1 The Learning and Leisure Services committee is recommended to approve:

- (i) that consultation on the relocation plans take place with local elected members and current users of the eight facilities listed in appendix 1 of the report; and
- (ii) that a report be prepared by the Head of Community Information and Learning for committee on the outcome of the consultation on relocation plans.
- (iii) that this report be referred to the Housing and Social Work and Environmental Services committees for their consideration.

Community Facilities Asset Register

Unique Property Details					Service Led		Thematic Led		Internal Responsibility		Core Data - Quantitative Assessment		
CAPS Ref	Address	Ward Number	Local Area Partnership	Property Use	Asset Grouping	Lead Service	Asset Grouping	Lead Service	Division	Section	Bandings	Bandings	Bandings
											Suitability Score	Utilisation	Condition Survey
R2390713	Abronhill Sheltered Housing Hall 4 Larch Grove Cumbernauld Glasgow G67 3EQ	4	North Area	Recreation - Others	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	B	B	B
R2790592	Bargeddie Hall 612 Coatbridge Road Bargeddie Glasgow G69 7PJ	9	Coatbridge	Recreation Place - Community Centre	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community	B	D	D
L240212X	Bellshill Community Facility Centre John Street Bellshill ML4 1RJ	14	Bellshill	Recreation Place - Community Centre	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	B	D	B
S1190233	Cambusnethan O.A.P. Hut Branchal Road Wishaw	19	Wishaw	Day Centre For The Elderly	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	C	C	C
S139033X	Dykehead Senior Citizens Kirk Road Shotts	7	Wishaw	Day Centre For The Elderly	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	C	B	D
R3890566	Gardenside Senior Citizen Centre 25 Strachan Street Bellshill ML4 2BA	14	Bellshill	Day Centre For The Elderly	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	B	D	B
S1690058	Harthill Senior Citizens Centre West Main Street Harthill Shotts ML7 5PU	12	Wishaw	Day Centre For The Elderly	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community	C	D	B
L2704274	Holytown Community Facility Centre 22 Stevenston Street Motherwell ML1 4RG	15	Bellshill	Recreation Place - Community Centre	Community Facilities	Learning & Leisure Services	Health, Wellbeing and Care	Learning & Leisure Services	Community Information & Learning	Community Facilities	B	C	D

## **Asset Management Scoring Methodology**

Condition surveys for all community facilities managed by Learning and Leisure Services have been undertaken by CRPG Consultants between October 2007 and June 2008.

**Suitability** – Service suitability takes account of a number of property related criterion: location, accessibility, environment, safety & security, space, fixtures & fittings, image, service delivery. The quantitative banding applied to the average of each score is as detailed below:

- A – 81-100 Suitable
- B – 61-80 Acceptable
- C – 41-60 Not Ideal
- D – 0 – 40 Unsuitable

Suitability is not a criterion that would be solely used to justify the rationalisation of a property unless there are suitable alternative premises available.

**Utilisation** is a measure of the extent of the use made of an asset. The methodology applied measures the average hours per week utilised in comparison to the available hours, taking cognisance of the number of spaces available within each of the premises.

- A – 60 – 80%
- B – 40 – 60%
- C – 25-40%
- D – Under 25%

The % utilisation of the property is considered in conjunction with the % utilisation of alternative premises whilst taking in to consideration the Service Asset Management Plan.

**Condition** – This criterion relates to the current scoring mechanism applied by property services to determine the condition score of a building. The total outstanding cost identified from the condition survey is measured in terms of the square metre floor space within the facility. The cost identified would return the accommodation available to let to a satisfactory condition, however this would not include the adaptation or refurbishment of facilities.

- A – £0 to £30 per square metre
- B - £31 to £150 per square metre
- C - £151 to £300 per square metre
- D – over £300 per square metre

APPENDIX 4 - COMMUNITY FACILITIES PLANNED SPEND ON ESSENTIAL CONDITION SURVEY WORKS						
PROJECT	BASE	2010-11	COMMENTS	BASE	2011-12	COMMENTS
	BUDGET	TOTAL SPEND +		BUDGET	TOTAL SPEND +	
	2010-11	COMMT		2011-12	COMMT	
	£000s	£000s		£000s	£000s	
Condition Survey Works Allocation	347,000			400,000	400,000	
Garrel I Vale Roof	59,900	59,900	Bogside rationalised		0	
Gartcosh Roof	99,000	99,000	Mount Ellen rationalised		0	
Plains Community Centre				37,000	37,000	Plains Youth Base rationalised
Westray Community Room	27,500	27,500	Mactaggart rationalised		0	
Allanton SC	39,600	39,600	Allanton rationalised		0	
Abronhill Community Facility	99,000	99,000	Abronhill SC transferred		0	
Village windows	22,000	22,000	Essential works			
Harthill Community Facility				107,833	107,833	
Four Isles				230,229	230,229	Grade C building includes library & recording studio
Watson Street				24,938	24,938	Grade D building
<b>TOTAL FACILITY MAINTENANCE SPEND</b>	<b>347,000</b>	<b>347,000</b>		<b>400,000</b>	<b>400,000</b>	

Unique Property Details				Service Led		
CAPS Ref	Address	Ward Number	Local Area Partnership	Property Use	Asset Grouping	Staffing Implications
R2390713	Abrohill Sheltered Housing Hall 4 Larch Grove Cumbernauld Glasgow G67 3EQ	4	North Area	Recreation - Others	Community Facilities	37hrs NLC2 - Possible redeployment
R2790592	Bargeddie Hall 612 Coatbridge Road Bargeddie Glasgow G69 7PJ	9	Coatbridge	Recreation Place - Community Centre	Community Facilities	24.5hrs NLC2 - Possible redeployment
L240212X	Bellshill Community Facility Centre John Street Bellshill ML4 1RJ	14	Bellshill	Recreation Place - Community Centre	Community Facilities	37hrs NLC3 - Possible redeployment
S1190233	Cambusnethan O.A.P. Hut Branchal Road Wishaw	19	Wishaw	Day Centre For The Elderly	Community Facilities	No Staffing Implications
S139033X	Dykehead Senior Citizens Kirk Road Shotts	7	Wishaw	Day Centre For The Elderly	Community Facilities	5hrs - NLC1 - Possible redeployment
R3890566	Gardenside Senior Citizen Centre 25 Strachan Street Bellshill ML4 2BA	14	Bellshill	Day Centre For The Elderly	Community Facilities	14.23hrs - NLC2 - Possible redeployment
S1690058	Harthill Senior Citizens Centre West Main Street Harthill Shotts ML7 5PU	12	Wishaw	Day Centre For The Elderly	Community Facilities	14.23hrs - NLC2 - Possible redeployment
L2704274	Holytown Community Facility Centre 22 Stevenston Street Motherwell ML1 4RG	15	Bellshill	Recreation Place - Community Centre	Community Facilities	2 x 36hrs - NLC3 - Possible redeployment