

To: LEARNING AND LEISURE SERVICES COMMITTEE		Subject: SITE AND BUILDING AT GLENBOIG COMMUNITY CENTRE, GLENBOIG – SURPLUS TO OPERATIONAL REQUIREMENTS
From: HEAD OF COMMUNITY INFORMATION AND LEARNING		
Date: 30 May 2013	Ref: LM/EW	

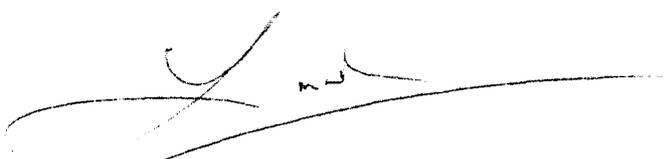
INTRODUCTION

The purpose of this report is to seek approval from the Learning and Leisure Services Committee for Glenboig Community Centre, Glenboig, and associated environs to be declared surplus to learning and leisure services operational requirements. This proposal will facilitate initially a license to operate being granted to Glenboig Neighbourhood House (GNH) to support the development of a lottery bid to develop a life centre which, if successful, may lead to a potential future community asset transfer of the facility to Glenboig Neighbourhood House, or other appropriate partnership arrangement to achieve a successful lottery bid.

RECOMMENDATIONS

The Learning and Leisure Services Committee is recommended to:-

- (i) declare Glenboig Community Centre, Glenboig and environs, as defined in the plan contained in Appendix 1 of this report, surplus to operational requirements, to be dealt with in accordance with the Council's policy on surplus land and buildings with a view to a license being granted to GNH and consideration of a community asset transfer in due course;
- (ii) refer this report to the Policy & Resources (Regeneration and Infrastructure) Sub Committee for consideration; and
- (iii) agree that in consultation with Culture NL Limited, the current license to operate with Culture NL Limited for Glenboig Community Centre be terminated and the Culture NL Management Fee be adjusted accordingly.



Members seeking further information are asked to contact: -

Lizanne McMurrich, Head of Community Information and Learning on 01236 812338

NORTH LANARKSHIRE COUNCIL – LEARNING AND LEISURE SERVICES

SITE AND BUILDING AT GLENBOIG COMMUNITY CENTRE, GLENBOIG – SURPLUS TO OPERATIONAL REQUIREMENTS

Report by Head of Community Information and Learning

1.0 INTRODUCTION

The purpose of this report is to seek approval from the Learning and Leisure Services Committee for Glenboig Community Centre, Glenboig, and associated environs to be declared surplus to learning and leisure services operational requirements. This proposal will facilitate initially a license to operate being granted to Glenboig Neighbourhood House (GNH) to support the development of a lottery bid to develop a life centre which, if successful, may lead to a potential future community asset transfer of the facility to Glenboig Neighbourhood House, or other appropriate partnership arrangement to achieve a successful lottery bid.

2.0 BACKGROUND

2.1 Glenboig Community Centre

Glenboig Community Centre is currently operated by Culture NL Limited. The facility has been under utilised for a number of years. The property is predominantly in use for football, boxing, badminton, sign language classes, netball, Zumba, mother and toddlers, playgroup, senior citizens bingo and carpet bowls. The utilisation grade of the facility is D (19.65% utilisation).

An approach was made to the council by Glenboig Neighbourhood House for the Council to consider a community asset transfer of the facility to Glenboig Neighbourhood House to support the development of a life centre in Glenboig.

2.2 Glenboig Neighbourhood Centre – Life Centre Project

Glenboig Neighbourhood House is a community based voluntary organisation with charitable status. It currently operates out of temporary accommodation in the Main Street. The organisation has operated for twelve years and currently provides a range of services to all ages of the community. GNH are currently compiling a lottery bid based on a business plan which aspires to develop a facility (life centre).

GNH are clear that following a community consultation exercise which was carried out, there is strong local support for the operation of a facility that would offer:-

- better facilities for older people;
- a large hall for social events and family functions;
- a new community café serving healthy food;
- an opportunity to provide volunteering, learning and training opportunities;
- dedicated facilities for young people; and
- a crèche for parents using the centre.

A copy of the business plan is available from the Head of Community Information and Learning on request.

3.0 CONSIDERATIONS

Members are requested to consider declaring Glenboig Community Centre and environs subject to Learning and Leisure Services operational requirements, to allow the Council to progress with initially, a license to operate with Glenboig Neighbourhood House and at some future date, and subject to final Committee approval, a potential community asset transfer from North Lanarkshire Council to Glenboig Neighbourhood House or other appropriate partnership arrangement to support a successful lottery bid by Glenboig Neighbourhood House for the life centre. Glenboig Neighbourhood House has confirmed that during the period of the license to operate, current lets will be continued.

Learning and Leisure Services consider that the proposal outlined above to be the best approach for the facility to be developed, utilisation to be increased, and significant external funding attracted to improve the facility.

4.0 CORPORATE CONSIDERATIONS

4.1 Financial Implications

The current gross operating costs of the centre (including rates and utilities) is £40,356

There is a corresponding income from lets of £3,900.20.

The subsidy associated with the operation of the facility is currently encompassed within the Culture NL Management Fee. When the license to operate the facility is put in place the property will be transferred from Culture NL Limited to Glenboig Neighbourhood House and the Culture NL Management Fee will be adjusted as appropriate.

4.2 Human Resources Implications

Culture NL Limited has advised that there is currently one full time caretaker (37 hours) post linked to the operation of Glenboig Neighbourhood Centre. Culture NL Limited have indicated that there is likely to be redeployment options available to the post holder within the trust.

5.0 RECOMMENDATIONS

The Learning and Leisure Services Committee is recommended to:-

- (i) declare Glenboig Community Centre, Glenboig and environs, as defined in the plan contained in Appendix 1 of this report, surplus to operational requirements, to be dealt with in accordance with the Council's policy on surplus land and buildings with a view to a license being granted to GNH and consideration of a community asset transfer in due course;
- (ii) refer this report to the Policy & Resources (Regeneration and Infrastructure) Sub Committee for consideration; and
- (iii) agree that in consultation with Culture NL Limited, the current license to operate with Culture NL Limited for Glenboig Community Centre be terminated and the Culture NL Management Fee be adjusted accordingly.

LOCATION PLAN - For Information Only

Title: Community Centre, Glenboig

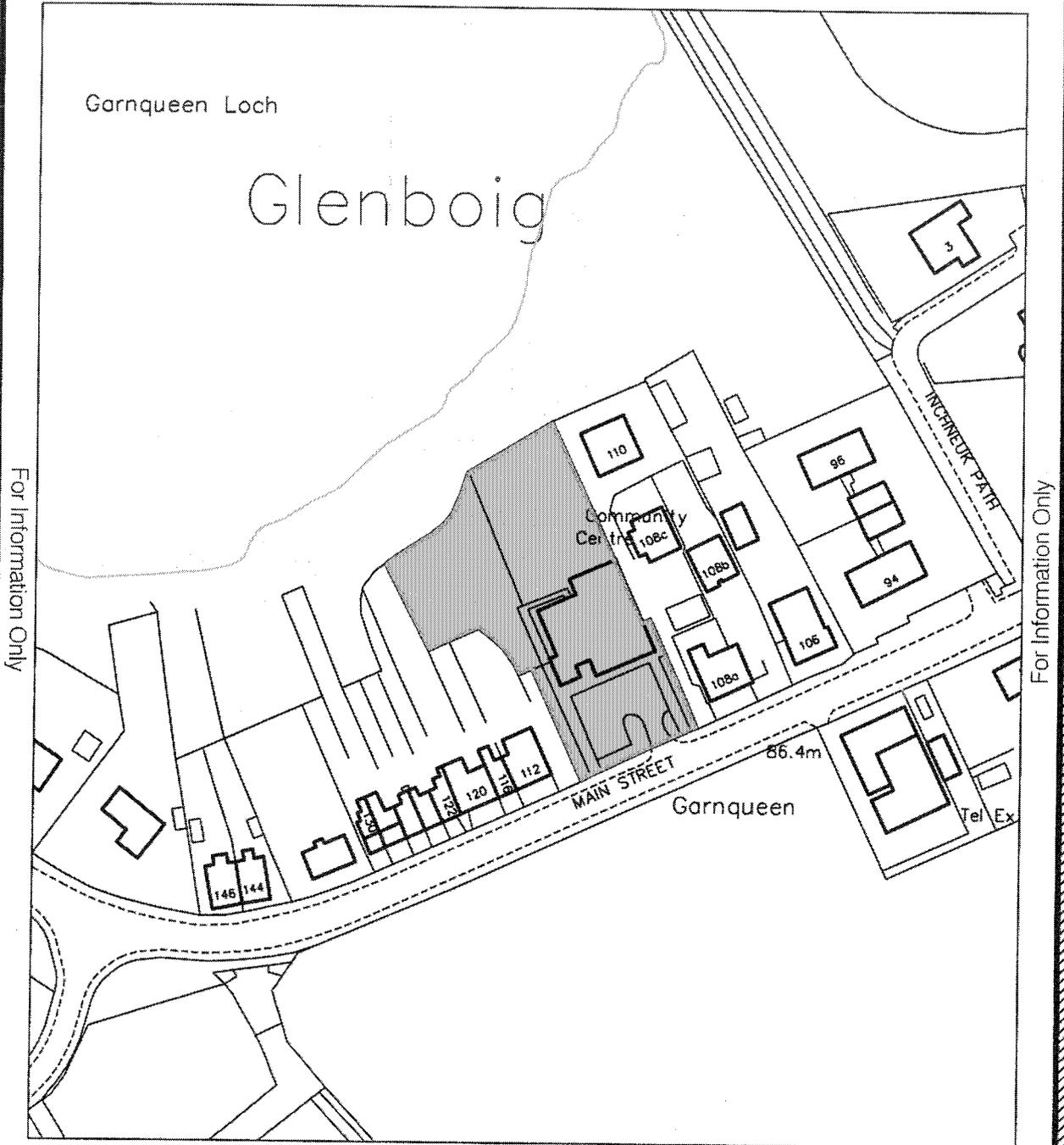
Scale 1:N.T.S.



Town: Glenboig

Date: 21/05/2013

ENVIRONMENTAL SERVICES



CARTOGRAPHIC SERVICES

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