

SLOUGH BOROUGH COUNCIL

REPORT TO Cabinet

DATE: 14 March 2016

CONTACT OFFICER: Stephen Gibson, Head of Asset Management
(01753) 875852

WARD(S): Cippenham Green

PORTFOLIO: Neighbourhoods & Renewal - Cllr James Swindlehurst
Community & Leisure – Cllr Martin Carter

PART I **NON-KEY DECISION**

CIPPENHAM COMMUNITY CENTRE EXTENSION

1 Purpose of Report

The purpose of this report is to provide a proposal to extend the existing Cippenham Community Centre, Earls Lane to provide changing room facilities and additional community space that will serve Cippenham Green and could potentially allow the relocation of the 2nd Cippenham Scouts from their current location on the northern part of Cippenham Village Green.

2 Recommendation/Proposed Actions

The Cabinet is requested to resolve that it be noted that:

- (a) The current proposal for the introduction of changing facilities at Cippenham Village Green is to extend the existing Cippenham Community Centre.
- (b) That subject to approval, the extension will include a set of changing rooms, facing onto Cippenham Village Green, new community space part of which could provide a new location for 2nd Cippenham Scouts and the remainder likely to be for a Nursery operator or other.
- (c) Should agreement be reached with 2nd Cippenham Scouts for their relocation, the extension could allow for the existing Scout Hut to be demolished and the site to be remediated into Cippenham Village Green. The remediation will include a new car park serving users of the Village Green.
- (d) A report with a full business case will be presented to Cabinet in June 2016.

3 Slough Joint Wellbeing Strategy, The JNA and the Five Year Plan

3a Joint Wellbeing Strategy Priorities

Health – The extension of the existing Cippenham Community Centre will create additional community space and changing rooms. These enhanced facilities will complement the Council's Leisure Strategy, which aims to get more people, more active more often.

Regeneration and Environment – The creation of new community and outdoor space as well as parking facilities at Cippenham Village Green will improve access to the Green for local residents.

Safer Slough – The landscape improvements at both the southern and northern ends of Cippenham Village Green will improve the aesthetics of the area with the removal of difficult to police areas.

3b Five Year Plan Outcomes

Cabinet approved the 5 Year Plan in February 2015. The Cippenham Community Centre Extension has the potential to make the following contributions to corporate objectives:

Changing, Retaining and Growing

The delivery of the extension will release the Maria Cowland Community Centre site for residential development. Based on existing feasibility studies this general fund site has the potential to generate 14 flats.

Enabling & Preventing

The delivery of the extension will improve safety in the area by the removal of difficult to police areas at both the southern and northern ends of Cippenham Village Green.

The introduction of new changing room will enable children and young people to participate in and have access to more activities and thereby improve their health and life chances. This can only be achieved by rationalising onto the Community Centre site which enables direct access to Cippenham Village Green and will contribute to the leisure strategy objective of getting more people, more active, more often.

Using Resources Wisely

The provision of a new Scout facility will remove the risk of the Council inheriting a poorly maintained asset in future should the site be surrendered by the Scout Organisation.

4. Other Implications

(a) Financial

There are no immediate financial implications as a direct consequence of this report. A Capital Budget of £500k has already been made available approved for this project. A further £60k will be taken from an unallocated community hub budget of £200k along with a £75k contribution from the Community Investment Fund.

(b) Risk Management

Risk	Mitigating action	Opportunities
Community	None	
Property The Cippenham Scout group would prefer to stay at their current location rather than move to Cippenham Community Centre.	Engagement with the Scouts has already been undertaken and they have had some input into design. This engagement will continue throughout the course of the project.	Scouts will be provided with a new facility which will not require extensive refurbishment and will allow them to undertake other activities.

Property The Nursery and Changing Room provision cannot be fully let and increases the payback period.	Discussions with potential tenants can be undertaken prior to completion of project to minimise any vacant period.	A potential tenant may have input into design thereby cutting down on any rent free period.
Financial	None	
Legal	None	
Human Rights	None	
Employment	None	
Planning The proposed development does not meet planning policy requirements.	Consultation advice will be taken from Planners prior to planning application being submitted.	
Public Consultation	None	.

(c) Human Rights Act and Other Legal Implications

None as a result of this report.

(d) Equalities Impact Assessment

The Cippenham Community Centre Extension will have a positive impact on the local community. Since the benefits will not be identified until make up of the occupants is agreed, the EIA will be carried out at this juncture.

(e) Land and Property Implications

The timing of this report coincides with the ongoing Asset Challenge process, which seeks to reduce the Council's ongoing property costs through a combination of shared use, investment and rationalisation. The Cippenham Community Centre Extension meets the following aims of the Asset Challenge process:

The Cippenham Community Centre Extension will result in the consolidation of various disparate community facilities into one existing and sustainable location. This will result in the reduction of on going revenue and capital costs by relocating provision into a new extension and modern building from buildings that are in poor condition and represent a future maintenance liability to the Council.

The Cippenham Community Centre Extension will create a new space that will combine changing room facilities and lettable space for nursery and other community uses. There is also potential to release part of Cippenham Village Green which will be remediated back into the park with car parking created to improve access. The ongoing additional revenue costs of £8,000 per annum associated with the new extension will be recoverable from the tenants occupying the extension. Likewise any further capital expenditure required to carry out periodic repairs can be recovered from tenants via a service charge or sinking fund.

5. Supporting Information

- 5.1 Members have expressed a desire to see changing room and sport pitch facilities return to Cippenham Green in order to improve access to such facilities for local residents.
- 5.2 Cippenham Village Green is currently open space with no additional further recreational or leisure facilities.

- 5.3 Two pre-fabricated buildings are currently in occupation of an area of land to the north west of the Green. Although technically not part of the Green the land is in such close proximity it is deemed to be. The buildings and the surrounding area of hardstanding are in very poor condition and add nothing to aesthetics of the Green.
- 5.4 It was initially thought that this area would be the location for new a pavilion building that would contain changing room facilities and a new Scout hut. Unfortunately the site size and the close proximity of a major waste water pipe meant that a new building on the scale proposed could not be accommodated. The refurbishment/extension of the existing Scout Hut building was not considered feasible due to its construction and current condition. The extension of Cippenham Community Centre is therefore being explored.
- 5.5 Cippenham Community Centre is located in the south east corner of Cippenham Green. The proposed extension could be accommodated on existing overflow car parking that is within the control of SBC with minimal impact on the Green.
- 5.6 External consultants have been instructed to prepare costed proposals for the construction of the extension and the remediation of the land to the north west.
- 5.7 The proposed extension is a self contained building on the western car park of the Community Centre. The extension will contain an 85m² space, which is equivalent to space provided in one of the existing pre-fabricated buildings on the Village Green, as well as hall and store, nursery/community space, fitted kitchen, male and female changing rooms and male & female toilets. The building will make use of the existing car park and grounds.
- 5.8 This proposal also includes the opening up of the rear of the Community Centre to provide the new community space with outdoor facilities and provide direct access to Cippenham Village Green by bridging the stream. The building will make use of the existing car park. If agreement is reached with the Scouts, this will open up the potential to demolish the existing Scout Hut and landscape around the area to the north west of the Village Green.
- 5.9 The Cippenham Community Centre Extension has an approved allocated Capital Budget of £635k. £75k of this budget is from the Community Investment Fund (CIF).
- 5.10 Once constructed the extension will be home to various community activities, with a local football/sports team occupying the changing facilities, possibly on a long term lease or licence agreement. Neither of these occupation agreements will bring in any significant income to the extension, but fulfil other strategic requirements of the Council. It is envisaged that the building revenue costs will be covered by the occupants making these elements revenue neutral. A prerequisite for any occupier of a Council asset is to cover the running costs via a service charge.
- 5.11 The Scouts existing lease comes to an end December 2017 and their building needs significant modernisation. Discussions with the Scout group have shown there is little appetite from them to relocate from their current location to Cippenham Community Centre. They currently lease and occupy their own building over which they have complete control. Although in a poor condition the raising of money for refurbishment of the Scout Hut is one of the key activities they undertake with their members. The Scout group have also raised concerns with regards locating from Cippenham Village to an area further south and how existing users would continue to access them.

- 5.12 The remainder of the community space will be leased on a commercial basis and will generate in the region of £11,000 per annum¹. Again the building revenue costs will be covered by the tenant making the whole building revenue neutral. The nursery that currently operates from Cippenham Community Centre has a waiting list of 15 children. In order to meet the childcare sufficiency duty an additional 31 places (a place being 15 hours per week over 38 weeks of the year) for funded early learning for 2 year olds needs to be developed for the area. The government have announced that from September 2017 parents who have a 3 or 4 year olds and work more than 8 hours per week will be able to claim a total of 30 hours childcare (early education) per week. This means an additional 15 hours each week for potentially 70% of the 3 & 4 year old population. Under Child Development sufficiency duty they will be expected to ensure there are enough places across the borough to meet this new demand. Therefore any expansion or new development is vital to meet this duty now and in the future.
- 5.13 Certain elements of the project will not be subject to SBC Finance payback criteria currently in place. The demolition and landscaping elements are covered by other Capital Budgets whilst the contribution from CIF is not subject to payback. The project budget subject to payback therefore is £360,359 (a breakdown is included in Part II). The payback period for the project is however beyond the 10 year Finance requirement and the 25 year life expectancy of the extension
- 5.14 For a number of years Age Concern have been holding over at Maria Cowland Hall under the terms of an expired lease and there has been some uncertainty about how long they would remain in occupation given they had not renewed the lease. The building is in poor condition both internally and externally and would be uneconomic to repair/ modernise. Therefore notice has been served on Age Concern to vacate by December 2017.
- 5.15 The Council is now looking to redevelop the Maria Cowland site in 2017, with a planning application likely to be submitted in summer 2016. Assuming the site is redeveloped for residential use via Slough Urban Renewal, it has a value in the region of £500,000. In addition to the land value the Council will receive 50% share of the profits which represents a further £200k. As a consequence, Planning will require the re-provision of community space as a consideration for planning permission². The extension of Cippenham Community Centre provides this re-provision and will allow the Council to realise the development value at Maria Cowland. The costs for the extension at Earls Lane can therefore be offset by the proceeds of this development.
- 5.16 The project will result in a positive financial position for the Council. The project cost of £635k is off set by the capital receipt from Maria Cowland and the increased Council Tax receipts from residential dwellings in that development.

Cost	Financial Benefits
Capital Budget - £560k	Capital Receipt - £700k ⁽¹⁾
CIF Contribution - £75K	Reduced Revenue - £100k ⁽²⁾
Ongoing Revenue - neutral	Council Tax (14 Flats) – 14k
Total Cost - £635K	Total Financial Benefits - £814k

⁽¹⁾ £500k land value and £200k SUR profit share.

⁽²⁾ Estimate of on going annual maintenance/revenue cost of Maria Cowland Community Centre

¹ Assumed rent based on current nursery space being hired at Cippenham Community Centre that equates to circa £18 psf.

² All community facilities/services should be retained. Where, exceptionally, it is agreed that community facilities/services may be lost or reduced in size to accommodate new development, developers will be required to contribute towards new or enhanced community facilities/services locally. (Slough Borough Council. (2008) Slough Local Development Framework, Core Strategy 2006 - 2026. Core Policy 6, Page 37).

Actions going forward - Subject to approval:

- 5.17 Asset Management will instruct consultants to begin planning process for the construction of extension at Cippenham Community Centre. On planning permission being granted consultants will also conduct the tender process on behalf of the Council.
- 5.18 Asset Management will continue discussions with 2nd Cippenham Scouts that if successful will see them granted a new lease on similar terms at Cippenham Community Centre.
- 5.19 Asset Management will begin an exercise to identify a local football/sport team(s) in the area that would be in a position to take a long term occupation agreement of the new changing rooms.
- 5.20 The Council will begin an exercise to identify a nursery provider or other suitable occupant of the 2nd hall space prior to completion of the extension.

6. Conclusion

- 6.1 The proposal to construct an extension at Cippenham Community Centre will provide new community facilities to the local area as well as increasing the potential for sport at Cippenham Village Green and making it more accessible to local residents.
- 6.2 Linking this project to the proposed redevelopment of the Maria Cowland Centre will allow the Council to comply with Planning Policy to ensure community space is retained for local residents and realise a capital receipt to offset costs on the new extension. The expansion of Cippenham Community Centre is also part of the Council's Community Hub Strategy, which promotes a smaller number of larger, multi use hub/community buildings.
- 6.3 The provision of the changing rooms is part of the Council's Leisure Strategy, enabling local activity. Some development work will need to be undertaken to establish use of the new changing room. There is already strong demand for nursery space. Detailed discussion with 2nd Cippenham Scouts will be required to confirm they are happy to co-locate into new premises.

7. Appendices Attached

None

8. Background Papers

None.