

CHESHIRE EAST COUNCIL

Cabinet Member Finance

Date of Meeting: 9 June 2014
Report of: Peter Bates, Chief Operating Officer
Steph Cordon, Head of Communities

Subject/Title: Development of Community Hubs for Upton Priory Estate,
Macclesfield and Lacey Green Estate, Wilmslow

Portfolio Holder: Cllr Raynes

1.0 Report Summary

- 1.1.. As a residents first Council, Cheshire East are keen to support local initiatives which help make our communities stronger and promotes independence of individuals and communities. The outcomes of the recent Stronger Communities Review demonstrated that there is a real enthusiasm and commitment from the voluntary, community and faith sector to get involved in making a difference. However, in some cases there is a need to provide some resource to begin this process.
- 1.2. This report proposes that two of our priority areas for community hubs are in desperate need of some pump priming resource to develop strong community and faith led community hubs to build on the great community spirit that exists in the areas and enable new opportunities to be created which will asset people into work and training and provide facilities for children which will help their development at an early stage in their lives.

2.0 Decision Requested

- 2.1 To ask Cabinet Member for Finance to

Recognise and appreciate the hard work and commitment of volunteers and faith leaders in developing community hub proposals that will greatly benefit communities and make a difference to peoples lives award £100,000 for refurbishment of Upton Priory Church in Macclesfield award £13,400 for upgrade of kitchen at Lacey Green Pavilion in Wilmslow

3.0 Reasons for Recommendations

- 3.1 To enable the Council to demonstrate to residents, voluntary, community and faith sector its firm commitment to creating community hubs in areas where people want them and will use them to access opportunities.

4.0 Wards Affected

- 4.1 Broken Cross and Wilmslow

5.0 Local Ward Members

- 5.1 Local Ward Members have been encouraged to express their views about need in their respective communities. Ward members have been very supportive and have clearly articulated a need in these communities.

6.0 Policy Implications

- 6.1 This is an important element of our Residents First approach to the delivery of services and enabling communities to determine what works best for them and creates opportunities.

- 6.2 Support for community hubs will principally allow the Council to advance its priority of creating stronger communities and achievement of key outcomes:

- Our local communities are strong and supportive
- Cheshire East has a strong and resilient economy
- People have the life skills and education they need to thrive
- Cheshire East is a green and sustainable place
- people live well and for longer

7.0 Financial Implications (Authorised by the Director of Finance and Business Services)

- 7.1 This will support the development community hubs. It can be accommodated as a one off sum of £113,400 within the existing Council budgets.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 The comments from Legal have been incorporated within the report.

9.0 Risk Management

- 9.1 There is a risk associated with developing these two hubs first, in that Council resources to support other hubs are limited by overall budgetary constraints. However, there will not be a bidding process from communities to develop community hubs. Each area through a partnership approach will develop its own way forward and identify any call on resources from appropriate sources. Promoting and supporting these two community hubs should be considered as an opportunity to further enhance the reputation of the Council by taking positive action to promote and support stronger communities.

10.0 Background and Options

- 10.1 The Cabinet Report of 1 April 2014 sets out the background for the development of Community Hubs as part of how we make communities stronger. Both the Upton Priory estate and Wilmslow were identified within the suite of areas that were identified as areas of priority focus.

11. Proposals for Upton Priory Church, Macclesfield and Lacey Green Community Centre, Wilmslow

11.1 Upton Priory Church – Community Hub Proposal – Broken Cross, Macclesfield

11.1.1 As part of the Community Hubs approach, this has been identified as a priority area. A report to Cabinet on 1 April 2014 details this and the fact that this is an area with a lack of community facilities and access to services. Local people have been very involved in the consultation on what needs to happen and the local Church which is part of the Prestbury Diocese are committed to this and are convinced that the running costs for the centre can be met from donations from the Church and hire of premises.

11.1.2 The proposal is that a contribution of £100k is awarded to Upton Priory Church to create a community hub within the existing church building. Upton Priory Church of the Resurrection is a Church of England organisation, which occupies a key central site and could offer a multi use community facility.

11.1.3 The estimated cost of the development is £250k plus VAT. The aim is to redesign the internal structure and fabric of the building to create a large community space, a new entrance and reception area, new kitchen facilities, accessible toilets and repairs to the guttering system of the roof. The schedule of works is as follows:

	£
Demolition and stripping out	12,908
Replacement of guttering and fascia	41,200
Floors	14,797
External Walls	29,600
New entrance	9,000
Internal Walls	16,121
Ceilings	4,174
Joinery	13,751
Sanitary ware	7,820
Finishes	12,522
Heating & Electrics	81,500
Contingency	5,000
Total	248,393
Plus Vat	298,072

11.1.4 Proposed funding is as follows:

	£
Own funds	40,000
WREN application	75,000
Other grants	10,000
Peaks & Plains in-kind contribution	60,000
Cheshire East contribution	100,000
Balance outstanding	13,000

- 11.1.5 The Church has carried out a range of community consultation including a survey by the estate community group – Friends and Residents of Upton Priory. A community meeting and a community fun-day have also been held. The consultation identified a need for a community facility to offer a range of activities particularly for young people, including holiday activities for children, a youth club, drop-in sessions, luncheon clubs and coffee mornings for the elderly and parent and toddler groups. This is also an estate which suffers from deprivation, but is situated within a ward which has many affluent areas. As a consequence, the issues facing the estate can be overlooked and masked by the overall stats for the area. Local people feel that this is an estate that is isolated on the edge of Macclesfield and one forgotten about.
- 11.1.6 A number of groups hire the building for community activities but space is currently restricted and kitchen and toilet facilities are limited. Broken Cross Children's Centre support the proposed development of this building and consider it to be a suitable community venue for the Upton Priory Estate. It currently has limited scope but could be used to host weekly Stay and Play sessions staffed with two Family Service Workers and would provide a link between the more universal service provision in the main Children's Centre building and direct work within the home.
- 11.1.7 Peaks and Plains Housing Association support the development as it will create a suitable venue for the Trust to meet tenants and other stakeholders for consultation/community events. However, they have confirmed their support towards the building project is limited to just helping out with decorating.
- 11.1.8 There is an area dedicated as a worship area with space for about 50 seats. This is not something that the Council could fund and so the £100k contribution if agreed would contribute towards the community focussed elements only.
- 11.1.9 It is recommended that Cabinet agree £100,000 as a contribution towards the community hub.

11.2 Lacey Green Pavilion – Community Hub Proposal – Wilmslow

- 11.2.1 Again as part of the Community Hubs approach, this has been identified as a priority area. A report to Cabinet on 1 April 2014 details this and the fact that this is an area with a lack of community facilities and access to services. The Management Committee of the Pavilion are keen to secure resources to update the kitchen area and make the community resource accessible to a wider range of people in the community. Much external work has already taken place to make it look more inviting and to increase the security of the building. The outside has been painted by volunteers and grants have been secured to refurbish most elements except for the kitchen and the painting of the main hall.
- 11.2.2 The works to the kitchen would enable this local facility which has been open for the last 20 years to run an over 60's lunch club, enable healthy eating sessions with parent and toddler groups and provide tuck shop facilities for a youth club. These are the immediate aims but the ambition is to be able to open this up to a much wider audience as the facility would be fit for purpose.

11.2.3 Initial work around the community hub in Wilmslow has demonstrated that there are a range of buildings that offer a variety of services and activities. However, these are not necessarily aimed at the right groups or in the right location. The estate is one of the areas which has been identified as an area of deprivation situated next to areas of affluence in Wilmslow. As an example, there is a growing need to provide services for children on the Lacey Green estate and the OakencloUGH Childrens Centre which currently locates these is on the Colshaw Farm Estate. Residents from Lacey Green do not tend to travel to the OakencloUGH Childrens Centre as it's in a different community. This isn't unusual, but it demonstrates that services needed to be provided where people will use them. Therefore, if there is a workable kitchen in the Lacey Green Pavilion, outreach services from the Childrens Centre could be provided.

11.2.4 The costs to upgrade the kitchen and paint the main hall are estimated at £13,400.

11.2.5 It is recommended that the Cabinet Member for Corporate Resources agrees to the £13,400 being awarded for community hubs

12.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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