

Cabinet Member

30th January 2018

Name of Cabinet Member:

Cabinet Member for Community Development – Councillor L Bigham

Director Approving Submission of the report:

Deputy Chief Executive (Place)

Ward(s) affected:

Foleshill

Title:

Foleshill Community Centre Update

Is this a key decision?

No

Executive Summary:

Foleshill Community Centre (“the Centre”) has been owned by the Council since 1948/1949 and the Council has managed the Centre remotely since April 2015.

The purpose of this report is to update Cabinet Member Community Development following the ‘expressions of interest exercise’ which was conducted from July/August 2017

Recommendations:

Cabinet Member is recommended to

1. Authorise officers from Place Directorate to seek expressions of interest in the building.
2. Request officers to report back on the results of the above exercise and conducting interviews in consultation with Cabinet Member of Community Development, Foleshill Ward Members and Cabinet Member of Finance

List of Appendices included:

Appendix A: Site Plan of Foleshill Community Centre

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Foleshill Community Centre Update

1. Context (or background)

- 1.1 In March 2017 Cabinet Member for Community Development approved the report titled Foleshill Community Centre Update. Within this report, the approved recommendation to seek expressions of interest from community organisations to run the Centre for the benefit of the whole community after securing vacant possession was conducted.
- 1.2 In August 2017, officers invited community groups to submit 'expressions of interest' by filling a form online, a total of 29 organisations made initial enquiries, 26 organisations made appointments to view the centre. A total of 13 organisations submitted their online forms for the first part of the exercise, which included producing information on their proposals, previous experience, financial plan and any other information they had wished to include.
- 1.3 Following the submission of the online forms, six organisations were considered as part of the next stage by being invited to an interview where further details of their online submission was discussed and considered further. During this stage the organisations had the opportunity to produce details of their proposals and further demonstrate how they plan to run and manage the centre.
- 1.4 The six organisations who were interviewed were subsequently scored on their interview and the results of the interview were reported back to officers and Councillors including the Cabinet Member for Community Development. Following the results of the interviews, two organisations were shortlisted for the final round of the exercise, they were invited for a second interview and asked to present further information and details of their proposals. The two interviews were carried out in front of a panel made up of Councillors and officers.
- 1.5 The two interviews that took place needed to demonstrate that the centre would be managed appropriately without the need of any further assistance, had a sound financial plan and that the whole community within Foleshill and beyond are able to use the centre at all reasonable times.
- 1.6 Unfortunately, the panel were not able to select an organisation following the two interviews that were conducted.
- 1.7 The purpose of this report is to seek approval to invite community groups once again to express their interest to run and manage Foleshill Community Centre. It is vital to appoint the right organisation for the benefit of all residents and the whole of Foleshill community. The main criteria for the organisation is to demonstrate a sound financial plan, previous building management experience and the proposal must include the facility to include all members of the community, regardless of age, sex, religion and socio-economic backgrounds.

2. Options considered and recommended proposal

2.1 Option 1 – Invite community groups to submit expressions of interest

- 2.2 This options allows Council officers to conduct a transparent exercise whilst searching for an appropriate community association to manage the centre to benefit the whole community. The results of this exercise will subsequently be reported to the Cabinet Member for Community Development, Foleshill Ward Councillors and Cabinet Member for Strategic Finance and Resources.
- 2.3 This option will allow organisations to come forward and demonstrate how they plan to run the centre sustainably and benefit the whole community.

2.4 Option 2 – Close the Centre and dispose of the whole site, not seeking any expressions of interest.

2.5 The Council has not declared the site surplus to requirements. If it did this would be the fairest way of allocating the site through a competitive basis to interested parties but would lose the use of the centre as a community centre.

2.6 Option 3 – Retain Status Quo

2.7 If the Council continue to do nothing, it would continue to pay the running, repair and maintenance costs of a building with no occupier.

2.8 Recommendation

2.9 Option 1 – Invite community groups to submit expressions of interest to run the Centre for the benefit of the whole community, this will allow transparency and fairness. This option allows community groups who missed out on the opportunity in 2017 to re-submit a better, robust financial and action plan.

3. Results of consultation undertaken

3.1 The expressions of interest exercise would be carried out and this would act as part of the consultation process. Foleshill Ward Members would be notified accordingly.

4. Timetable for implementing this decision

4.1 If Cabinet Member for Community Development proceeds with the recommended option 1, it is anticipated that the expressions of interest exercise would commence in February 2018 and the results of this exercise would be reported immediately to Cabinet Member for Community Development.

5. Comments from Executive Director of Finance and Corporate Services

5.1 Financial implications

Since the Council resumed management control of the Centre it has expended £73,804 and generated income of £1,100. This is unsustainable going forward.

5.2 Legal implications

The Council has a legal obligation under Section 123 of the Local Government Act 1972 to achieve the best consideration reasonably obtainable when disposing of land or property.

6. Other implications

Property Implications

The Centre forms part of the Councils Property portfolio. Since the Council resumed management of the Centre it has met all the operating costs of the Centre whilst receiving minimum income to defray costs. The Council will be seeking a community organisation that could run the centre on a sustainable basis (expenditure met from income).

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

By inviting expressions of interest to manage the centre, the Council will seek to use its community resources to ensure the greatest effect to most residents in the area.

6.2 How is risk being managed?

On taking over management of the community centre the Council carried out health and safety inspections throughout the property and carried out repairs and maintenance and put in place procedures to ensure that the community centre could remain open and in use. The Council does not have the resources or the finances to sustain the current situation long term and if the community centre is to remain in use on site management by a new organisation is required. The Council will continue to manage the community centre remotely until such time as a decision is reached on its future.

6.3 What is the impact on the organisation?

The Council does not have the resources or the finances to sustain the current position. The outcome of the expression of interest exercise will result in a sustainable position going forward without the need for Council subsidy and which provides maximum benefit for the local community from the site.

6.4 Equalities / EIA

A full EIA would be undertaken on completion of the expression of interest stage.

6.5 Implications for (or impact on) the environment

There are no impacts on the environment arising from the expression of interest exercise.

6.6 Implications for partner organisations?

There would be no impact on partner organisations resulting from the expression of interest exercise.

Report author(s):

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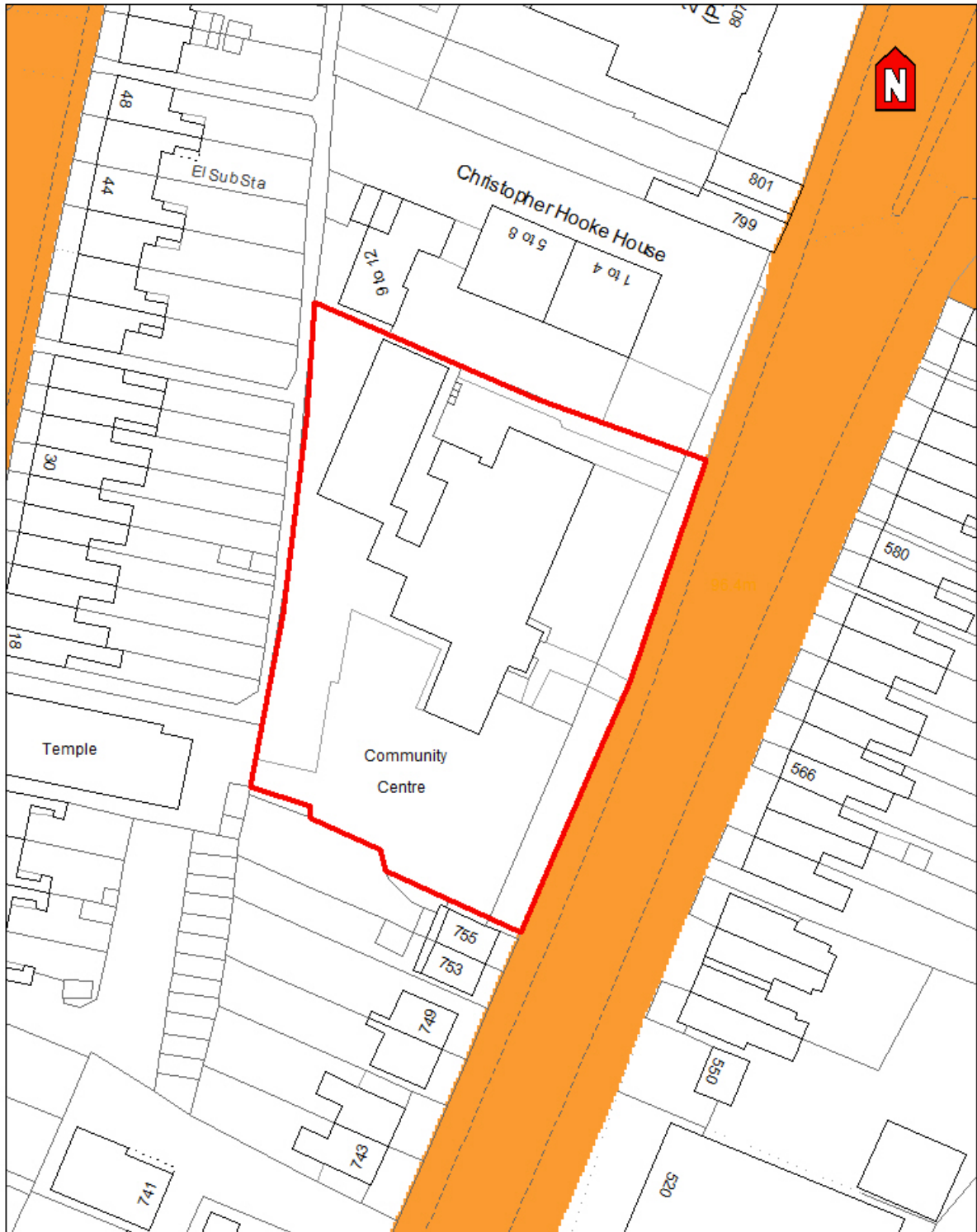
Enquiries should be directed to the above person.

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Richard Moon	Director Property Management & Development Services	Place	12.12.2017	19.12.2017
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Legal: Gillian Carter	Solicitor (Team Leader) Regulatory	Resources	12.12.2017	21.12.2017
Director: Martin Yardley	Executive Director Place	Resources	15.01.2018	16.01.2018
Members: Cllr Linda Bigham			08.01.2018	08.01.2018

This report is published on the council's website:

www.coventry.gov.uk/councilmeetings

Appendix A – Site Plan Foleshill Community Centre



PLACES DIRECTORATE
CORPORATE PROPERTY SERVICES
9TH FLOOR, CIVIC CENTRE 4
MUCH PARK STREET
COVENTRY CV1 2PY
02476 833384



Coventry City Council

757 Foleshill Road, CV6 5HS
0.687 Acres / GIA: 775 sqm

Scale 1:1250 Drawn by AW Date 03.10.2015

Martin Yardley - Director of Place Directorate
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