



PORTFOLIO AREA: COMMUNITY ACTIVITIES

Date of Meeting: 28th April 2003

Public

Key Decision: Yes

Recorded in Forward Plan:

No

Inside Policy Framework

Title: BELAH COMMUNITY CENTRE – Renewal Plan
Report of: Head of Economic & Community Development Services
Report reference: ECD.12/03

Summary:

To seek approval for a financial contribution to Belah Community Centre to enable them to engage a consultant to investigate options for replacing the Centre.

Recommendations:

It is recommended that a contribution be made to Belah Community Centre towards the cost of appointing a Consultant.

Contact Officer: Rob Burns

Ext: 7352

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

1.0 Report

- 1.1 Belah Community Centre's Managing Trustees have been struggling for at least 2 years to prepare plans to replace the now severely dilapidated Community Centre. They have received assistance, albeit limited, from officers of the Council and are now at a stage where they require further help to move their proposals forward.
- 1.2 It is possible that options, other than from the direct replacement of the Centre on the current site, may be available to them and after discussions with various parties who may be involved in the future development, including ourselves, the Trustees have decided to engage a Consultant to help them explore these options and present them to the residents of the Centre's 'area of benefit' before proceeding further with detailed plans.
- 1.3 A copy of the brief which they prepared for the Consultants is attached.
- 1.4 The Centre does not have extensive financial balances and the cost of a Consultant would diminish resources which are required for maintaining the day to day operation of the building.
- 1.5 Officers of the City & County Councils are committed to assisting with the development of future funding bids and a Business Plan for the new development, but in the meantime, the Trustees are seeking financial support to enable them to complete this first phase of their plan to build a new community facility. A copy of their request is attached.
- 1.6 The County Council has indicated that they may consider topping up any contribution the City Council makes.
- 1.7 Three local Consultants were invited to tender for the job, 2 of whom have responded, with one declining to bid.
- 1.8 The Trustees have not, at the time of writing selected their preferred option.

2 CONSULTATION

- 2.1 Consultation to Date. The Trustees have carried out a household survey relating to the proposed development.

- 2.2 Consultation proposed. Further consultation with the local community and prospective partners is proposed as part of the Consultants brief.

3 RECOMMENDATIONS

- 3.1 It is recommended that a contribution towards the cost of a Consultant, be made to Belah Community Centre.

4. REASONS FOR RECOMMENDATIONS

- 5.1 To enable the Managing Trustees of Belah Community Centre to engage a Consultant to investigate options that may be available to them for replacing the present Community Centre.

5. IMPLICATIONS

- Staffing/Resources – N/A
- Financial – The Head of Finance confirms that the salary/general supplies and services budgets referred to in the report will be underspent by approximately £7500 at the end of 2002/03, which could be utilised for this project if required.
- Legal – N/A
- Corporate – The outcome of the consultation at Belah, may ultimately require the involvement of the Council's Commercial and Technical Division in developing a new building
- Risk Management – No risk
- Equality Issues – None
- Environmental – None at present
- Crime and Disorder – Both projects will have positive implications on the reduction of crime & disorder in the areas

C Elliot

Head of Economic & Community Development Services

14th April 2003



Registered Charity No.1072233

Briar Bank, Carlisle, CA3 9SR (01228) 625325

Centre Support Worker - Carole Lomas

RB
5091.

7 February 2003

FAO: Mr Rob Burns
Community Support Manager
Carlisle City Council
Civic Centre
CARLISLE

Dear Mr Burns

Following the recent Development Meeting held at Belah Community Centre on Friday 7 February 2003, I am writing on behalf of the Management Committee to ask for assistance with the following:

- A brief to employ a consultant to look at the following options
 - * the total demolition of the existing building and a rebuild
 - * Partial demolition and rebuild
 - * Other options on the estate including the Enterprise and school.

To look at the costing involved

To update the business plan that we currently have.

To assist in the completion of a Lottery funding application

If possible the centre would also be looking to the city council to provide a possible grant to enable the centre to fund these options.

I look forward to hearing from you within the near future.

Yours truly,

DAVID MILLER
SECRETARY
DEVELOPMENT GROUP, BELAH COMMUNITY CENTRE

cc. Sheila O'Donnell - Neighbourhood Development
Frances Westmorland - Carlisle Housing Association

The Centre is owned by Carlisle City Council and managed in partnership with the local community

BELAH COMMUNITY CENTRE DEVELOPMENT PROJECT

PROJECT BRIEF FOR CONSULTANTS

PROJECT BACKGROUND

Belah Community Centre, built in 1951 is located approximately 1 mile from Carlisle City Centre. It was originally used as a Baptist church and it wasn't until 1964 that the City Council purchased the building and turned it into a Community Centre. It was then extended in 1965, when an old planning office hut owned by the City Council was attached to the side of the original building. Put up as a temporary measure, this hut still remains. Approximately 12 years ago the main hall ceiling was lowered and at the same time the changing rooms were built at the back of the building. A year later a new entranceway and office were also provided.

The Community Centre and its surrounding land, which are on a 25-year lease from Carlisle City Council, are now in a poor state. This has led to a deteriorating level of use of the facility by the community. In its current state, the Centre is also unable to meet the demands and needs of local people due to limited space and resources that are currently available. A complete re-development of Belah Community Centre is therefore needed to secure its future existence.

The project to re-develop the Community Centre has been going on for some 8 years. An extensive community facilities survey of Belah was completed in July 1996 by the City Council, this was followed by a similar report, also compiled by the City Council in December 2001. Both reports indicate the need for the Centre and preferences for what it should include.

Unfortunately, apart from the needs analysis surveys the Management Association of the Centre are no further on in their bid to re-develop the centre. Bearing this in mind, the group have had several meetings in the last few weeks to get the project back on track. Meetings have been well attended and with the help of the County and City Council the Management Committee have decided that their next step should be to decide where any possible new centre should be located.

WORK BRIEF

Belah Community Association require the services of a skilled consultant to help them complete stage one of their development project, this being to decide on the most appropriate site for the new Community Centre.

The group are having to think extensively about how any new centre would be funded both in initial capital outlay and ongoing revenue costs once it is built. The possibilities of going into partnership with other local services, therefore have to be considered both in terms of financial benefit to the groups involved and to the community as a whole.

Three of the possible options are:

1. To redevelop the existing site and land.
2. To develop a partnership with Belah Primary School, located on Waverley Road and build an extension onto existing unused classrooms there.
3. To develop a partnership with 'The Enterprise' (The local Public House) located on Briarbank Road and adjoin the centre to it, using the existing hall for joint use.

(There may also be other options, which need consideration)

Each possibility would need to be investigated in full, with an indication of approximate costings associated with each site indicated in the final report. The Consultant would be expected to work together with the Community Association, Belah School, The Enterprise, and any other stakeholders e.g. City Council. Further consultation with the local community would also be necessary.

The findings of the research would need to be compiled into a report and presented to the Community to establish their preferences.

Some indication of possible funding sources for any new development should also be identified, including contact names, addresses and phone numbers.

The timescale for this work is 3 months.

FURTHER WORK

Subject to further funding the group would also require assistance with stage 2 of their development plan. The remit for this work would broadly be to:

- Update current Business Plan
- Conduct further community consultation (should it be necessary)
- Provide close assistance in completing funding applications
- Help the group with any other processes necessary in putting together a funding bid to secure a new centre.

SUPPORTING INFORMATION

The Management Committee

Belah Community Association are a Registered Charity and an un-incorporated association. The constitution was adopted September 1998, the objectives being to: 'Advance education and provide facilities in the interests of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the local community'.

The Management Committee is made up of 14 volunteers who between them have a wide spectrum of skills, knowledge and expertise which they utilise in the effective running of their community centre. All committee members are local community representatives, which ensures that the views and opinions of local people are heard.

Belah Community Association Constitution

(Attached)

Belah Lottery Grant Questionnaire Report December 2001

(Attached)

Belah Association Business Plan

(Attached)