



PORTFOLIO AREA: COMMUNITY ACTIVITIES

Date of Meeting: 19th December 2002

Public*

Key Decision: Yes

Recorded in Forward Plan: No

Inside/Outside Policy Framework

Title: PETTERIL BANK COMMUNITY SITE PROJECT
Report of: Director of Leisure & Community Development
Report reference: LCD 34/02

Summary:

To report on progress to date on the proposal to develop Petteril Bank School as a community campus

Recommendations:

To note and give in principle approval to the Council's continued active involvement in developing the proposals and to include a contribution to the capital costs of the project, in the region of the amount indicated, in the capital expenditure programme for the year 2003/4

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. OVERALL OBJECTIVE

- 1.1 The Vision for the project is to develop the Petteril Bank School Site into a multi-use community campus serving the educational, social, cultural, recreational and community welfare needs of the immediate and wider community.

2. BACKGROUND

- 2.1 Petteril Bank School falls within the Upperby Ward and occupies a large site on the Petteril Bank estate
- 2.2 The School was put into special measures 5 years ago following an Ofsted inspection. As so often happens this was followed by an exodus of children as parents withdrew their offspring and sent them, in the main, to Inglewood School
- 2.3 At present the School has a 'roll' of just over 100 which is approximately half its capacity.
- 2.4 Since being put into special measures the governors and staff in partnership with the LEA have worked hard to improve the School. The School is no longer in special measures and is about to take control of its own budget once again.
- 2.5 However, despite the improvements, numbers have not increased and are unlikely to do so in the near future.
- 2.6 The School site continues to be central to the community containing as it does not only the School but also an outreach of Upperby's Community Development Centre. More recently Sure Start Carlisle South has set up its administrative centre within the School.
- 2.7 Petteril Bank Community Centre occupies old and aesthetically unpleasing buildings at the front of the School, which are able to offer only a limited range of activities and opportunities.
- 2.8 The availability of the School premises and the significant capital and revenue funding available for the Sure Start Programme, offers unique leverage and opportunity to develop the site in an area which for the last 4 years, has been identified by both the City and County Councils, as their most urgent and immediate priority for regeneration.

3. THE PARTNERS

- 3.1 **The School** - as previously stated the School is going through a period of recovery following a period of special measures. The School is entirely committed to serving and being involved in the community. Despite reduced numbers the School sees this as an opportunity to use spare capacity for community benefit.
- 3.2 **Upperby Community Development Centre (CDC)** – based at Upperby School is one of the most, if not the most, successful CDC's in Carlisle. However it has always found it difficult to attract participants from Patteril Bank. To deal with this the CDC has opened an annexe within Patteril Bank School which is now beginning to attract a reasonable number of local 'students'. The CDC occupies ex-classrooms in the Centre of Patteril Bank School.
- 3.3 **Sure Start (Carlisle South)** – this Government initiative for families with children under 4, covers Botcherby, Harraby, Upperby and Currock. Patteril Bank is its geographical centre and therefore the obvious place to have its administrative base as well as its full day care nursery provision.

During the coming half term, 2 spare classrooms will be converted, funded by Neighbourhood Nursery Initiative, to provide a nursery which will eventually provide 25 places for 0-3 year olds from 8am to 6pm.

Sure Start staff are at present occupying what used to be the School library for their administrative base and it has been agreed that their 'flagship' site should be in Patteril Bank. The availability of the School site provides an ideal opportunity for them.

- 3.4 **Patteril Bank Community Centre** – The Centre occupies two buildings at the front of the School which are relatively well used. Activities run from the buildings include a Breakfast Club, Age Concern's 'Get Cooking' Club, a Youth Club, a Women's Group, a Parent & Toddler Group and a Food Co-op. The main hall is also used for disco parties and meetings including the Neighbourhood Forum. The building however has a limited life and in its present condition is not attractive to other potential users. The Management Committee has considered the proposal to move into the School and were unanimous in wanting to explore the option further.

The proposal put to the Management Committee is for them to occupy what is now the School entrance, reception area, head teacher's office and staff room and to share the use of the School hall. A new entrance, reception, head's office and staff

room would be built at the other side of the School. This would effectively separate the children and education area of the site from that area being used by the community and Sure Start.

It should be stressed that these proposals are in their infancy and that no detailed plans have yet been drawn up, although Capita is preparing a 'total concept' on behalf of the Partnership and should be available in December.

- 3.5 **Carlisle City Council** – Carlisle City Council presently supports the Community Centre to the tune of £20,000 pa (including Building Maintenance).
- 3.6 **Carlisle Housing Association** – Carlisle Housing Association will be a key player, as not only do they have the remit to maintain and improve most of the housing stock in the area, they are committed to assisting in the general regeneration of the area and have access to funding sources.

4. OTHER INITIATIVES

- 4.1 **'Kick About' Project** – A 'kick about' area has recently been build, under the management of the Community Centre, from the 'Landfill Tax', Cumbria County Council (Carlisle Area Committee), Carlisle City Council and the Community Centre itself.
- 4.2 **HAZ** – The Health Action Zone identified Petteril Bank in its original Development Plan of one of its 2 priority areas in North Cumbria for the development of a Healthy Living Centre. Unfortunately the bid to NOF was not successful, with the only successful Cumbrian bid being for a project in Botcherby. However, there is still an impetus from HAZ and the local Health Partnership to develop healthy living facilities and initiatives in the Upperby Ward.
- 4.3 **St John's Parish Church** – St John's Parish Church, through the Church Urban Fund and other sources, including the City and County Council's, presently provides the revenue support for a full-time Youth Worker who has a base in the Annexe attached to the Centre which provides a venue for a limited range of activities for young people.
- 4.4 **NWDA** – There have been 2 unsuccessful SRB bids in the last 5 years. However, the NWDA seems keen for another proposal to be presented to them and the City and County Council are developing initial proposals.

Although there is some optimism that some funding will be attracted, the narrowness of the NWDA criteria makes it difficult to see how any resources can be attracted to the development of this project but all hope is not yet lost.

- 4.5 **Extended Schools Initiative** – This new Government Initiative gives schools greater freedom to extend the boundaries of their activities and encourages the development of partnership projects like this one.

Unfortunately, Cumbria is not one of the initial Districts selected to receive assistance to pilot the idea, but it does add weight to the development of the concept.

5. FUNDING

- 5.1 Initial discussions between partners, suggest that, to develop the site as outlined in Appendix 'A' and in an way that will ensure it is a sustainable proposition, would cost in the region of £750,000
- 5.2 Sure Start would provide around £250,000 of that, including over £50,000 attracted by them for the Neighbourhood Nurseries Fund towards the development of a nursery facility on the site.
- 5.3 The remainder would need to be funded by the other partners, significantly the School, the LEA, the Centre and the City Council.
- 5.4 The Centre and City Council are clearly linked as are the School and the LEA.
- 5.5 Provisional estimates drawn up by the Council's Building Surveyors Unit, put an indicative cost of £120,000 on transferring the community facilities to the School site, but they would be significantly enhanced by the addition of Sure Start and School facilities which will add to the overall amenity value to the local community.
- 5.6 The current site of the Community Centre has little asset value and would be demolished and probably developed as a car park for the new premises. The cost of demolition is not included in the indicative cost.
- 5.7 The management and supervision of the site would be shared and it is not envisaged that there would be any additional revenue budget requirement from the Council, than that already available, as the site would be operated under a joint management agreement.

- 5.8 The proposals have not yet advanced to the stage where the detail of such an agreement and the 'ownership' of the site have been discussed, but clearly the Council's and the community's interests would need to be fully protected.
- 5.9 Informal discussions with funders such as the National Lottery Boards suggest there is a very low likelihood of any funding from those sources.
- 5.10 It is however, understood that funding will be available to re-develop the School facilities from the LEA and perhaps other County Council sources.
- 5.11 The development of this unique concept is not therefore merely 'pie in the sky', but is already in the realm of probability rather than possibility, particularly if the City Council were to support the idea, albeit in principle, subject to more detailed information being available early in the new year 2003.
- 5.12 If the City Council does not support the project, the site will be developed to suit the needs of Sure Start and the School only, which will further exacerbate the deterioration of the Community Centre's use and image.

6. CONSULTATION

- 6.1 Consultation to Date - with Community Centre, School, CDC, County Council. Other sources of consultation include surveys of residents already carried out for HAZ, Healthy Living Bid and Sure Start Programme
- 6.2 Consultation proposed - subject to the progress of the project, further consultation will be carried out with residents and partners.

7. STAFFING/RESOURCES COMMENTS

None identified to date

8. CITY TREASURER'S COMMENTS

Will follow subject to confirmation of more detailed information

9. LEGAL COMMENTS

Will follow as appropriate

10. CORPORATE COMMENTS

To follow

11. RISK MANAGEMENT ASSESSMENT

Not yet developed

12. EQUALITY ISSUES

None

13. ENVIRONMENTAL IMPLICATIONS

None yet identified

14. CRIME AND DISORDER IMPLICATIONS

Will have a clear impact on crime and nuisance reduction.
More details to follow

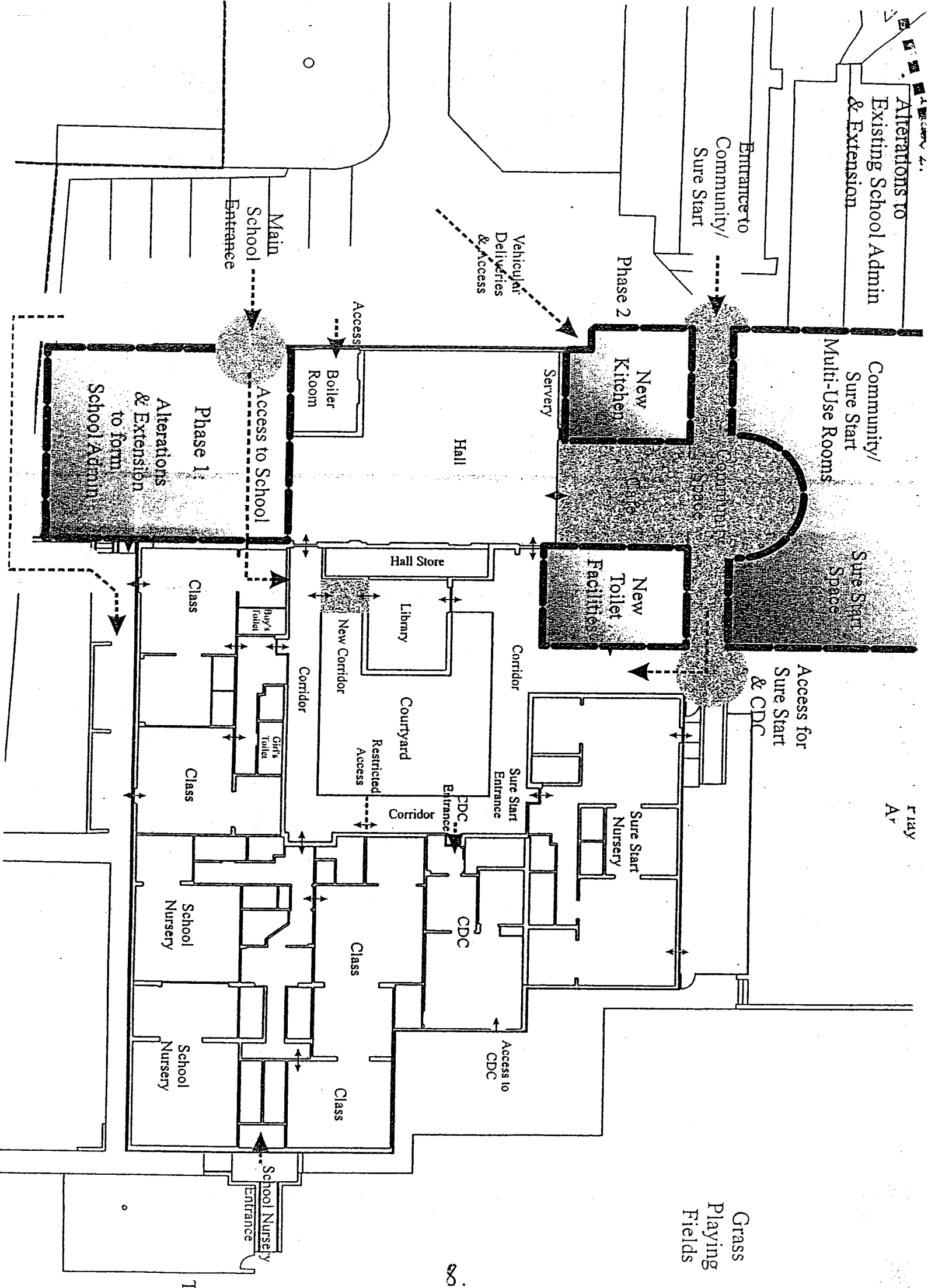
15. RECOMMENDATIONS

To note and give in principle approval to the Council's continued active involvement in developing the proposals and to include a contribution to the capital costs of the project, in the region of the amount indicated, in the capital expenditure programme for 2003/4

16. REASONS FOR RECOMMENDATIONS

To enable the further development of both the Partnership and the proposals.

Director of Leisure & Community Development
8th November 2002



FLAY
A+