

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 15 April 2013

Portfolio:	Leisure and Community
Subject:	Review of Community Buildings (Phase 3) - Draft Master Plan for Fareham Community Action Team Area
Report of:	Director of Community
Strategy/Policy:	
Corporate Objective:	Leisure Strategy

Purpose:

To report the draft master plan for implementing the requirements identified in community buildings needs assessment of the Fareham Town Community Action Team Area (CAT) area.

Executive summary:

In July 2008, the Executive agreed a broad vision for providing high quality community facilities across the Borough. The agreed way forward was to carry out a needs assessment of the community buildings in each of the CATs areas and then to prepare a master plan for implementing the outcome of each needs assessment.

The Fareham Needs Assessment was carried out between September 2012 to January 2013 and the results were reported to the Leisure and Community Policy Development and Review Panel on 6 March 2013.

The Needs Assessment identified a wide range of community and private facilities available to hire in the Fareham CAT's area, managed either by statutory, voluntary, community or private organisations. A comprehensive list of the different types of facilities available in each ward area, their current usage and availability can be found as Appendix A.

The results of the needs assessment have informed the development of the draft master plan for the future provision of community buildings in the Fareham CAT area for consideration by the Executive.

Recommendation:

That the Executive approves the draft master plan for the Fareham Town Community Action Team area for further exploration.

Reason:

To progress the implementation of the review of community buildings.

Cost of proposals:

The progression of the draft master plan to a preferred option can be funded from existing budgets.

However, the cost of implementing the preferred option will be considered once a full options appraisal exercise has been undertaken and funding options explored in line with the Council's Finance Strategy and capital funding prioritisation process.

Appendix A [List of the Community Buildings Located in each of the Wards of the Fareham CAT area](#)

Background papers:

Leisure & Community Policy Development & Review Panel - 6 March 2013 -Review of Community Buildings - Fareham CATS Area Needs Assessment

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Executive Briefing Paper

Date: 15 April 2013

Subject: Review of Community Buildings (Phase 3) - Draft Master Plan for Fareham Cat Area

Briefing by: Director of Community

Portfolio: Leisure and Community

INTRODUCTION

1. As part of Fareham Borough Councils commitment to provide high quality community facilities across the Borough, a review of all of the Council owned community buildings was carried out in 2008.
2. In July 2008, the Executive agreed a broad vision for providing high quality community facilities across the Borough. The agreed way forward was to carry out a needs assessment in each of the CATs areas and then to prepare a master plan for implementing the outcome of each needs assessment.
3. The Executive agreed to a phased approach to implementing this, based on the CATs area as defined at that time:-
 - **Phase 1** - Portchester;
 - **Phase 2** - Crofton;
 - **Phase 3** - Titchfield;
 - **Phase 4** - Fareham Town; and
 - **Phase 5** - Western Wards and Whiteley.
4. In November 2011, the Executive amended the phasing so that Fareham Town was carried out in phase 3 with the Titchfield area in phase 4. Phase one and two of the review have been completed.

FAREHAM TOWN CATS AREA NEEDS ASSESSMENT

5. The Fareham CAT area is made up of five wards; Fareham North, Fareham South, Fareham East, Fareham West and Fareham North West. The total population is 34,043, which is expected to increase over the next ten years.

6. The Fareham Needs Assessment was carried out from September 2012 to January 2013 and reported to the Leisure and Community Policy Development and Review Panel in March 2013
7. The overall feedback received from user groups and operators of buildings, identified the following requirements;
 - For a community centre in 'central' Fareham with good links to public transport and onsite parking.
 - A general need for additional ground floor meeting space, to accommodate groups and users that have disabilities.
 - A need for flexible multi-use rooms that can accommodate larger groups i.e. up to 100 people at a time, as well as small private meetings/consultations
 - A need for lockable storage facilities within the existing facilities.
8. The feedback from the needs assessment indicated that whilst there is a diverse range of community facilities within the Fareham CATs areas and that the local need is in general being met, there is an overarching need to provide a larger community facility in the Fareham town centre area.

DRAFT MASTER PLAN

9. Using the information gained from the Needs Assessment, consideration has been given to the opportunities that are available in the Fareham CAT area to address the identified needs.
10. The opportunities are a combination of existing schemes that are in the process of being developed and or potential schemes that require further feasibility work and funding.
11. Each of the schemes has the potential to provide additional community space in some shape or form although the scope of use is limited in some cases. There is also an added benefit in respect of the improvement schemes identified for sports based community facilities that offer the added benefit of revitalising tired and out of date Council owned buildings.
12. Each of the opportunities are summarised below and these form the basis for the draft master plan for community buildings in the Fareham CAT area.
Fareham and Crofton Cricket Club
13. The Fareham and Crofton Cricket Club are based at Bath Lane Recreation Ground and have their own club house and make use of the Council's changing accommodation. The club house is a pre-fabricated building that has reached the end of its life and ideally requires demolition. The Executive has approved funding for a project to extend and refurbish the changing rooms to incorporate a club house and to demolish the existing club house. The works are programmed to complete in 2014.

Fareham Bowls Club

14. The Fareham Bowls Club is based at Park Lane Recreation Ground and operates out of a small club house with integral changing rooms. The club are keen to expand to provide an additional club house and changing facilities to accommodate more prestigious events and the Executive has approved a matched funding application to enable this project to proceed.

St Anne's Grove Community Centre

15. The Community Manager at Neville Lovett School has undertaken research in the local community and identified a need for a community facility in this locality. A business plan for a proposal to convert an existing classroom into a community space has been prepared and further work is being undertaken by the Community Manager to identify grant funding opportunities.

Fareham Heathens Rugby Club Changing Rooms and Club House

16. The Fareham Heathens Rugby Club are based at the Cams Alders Recreation Ground and lease from the Council a two storey building that comprises changing rooms on the ground floor and a club house on the first floor.
17. Whilst the building is functionally acceptable, the changing accommodation is not of a high standard and not ideal for segregation between sexes and adult and junior players. The club house generally meets the needs of the rugby club, but being based on the first floor without a lift, the access is not suitable for those with mobility impairment.
18. The club are developing plans in partnership with the Rugby Football Union to redevelop these buildings and improve the facilities.

Fareham North West Community Centre

19. The need for additional community space in the Fareham Park area could be met on the site of the existing Fareham North West Community Centre. There is the potential to extend the building to increase capacity for community groups in the Fareham Park area.

Central Fareham Area

20. To meet the strategic need for a community facility in the central Fareham area, further work needs to be undertaken to evaluate potential sites within the town centre. This will enable more detailed consideration of availability of sites, design and layout, planning implications of each of the potential sites and construction costs with a view to reporting a preferred option to the Executive early in 2014.

FINANCIAL IMPLICATIONS

21. The draft master plan provides a general direction of travel, and the next stage will be to develop more detailed options for implementation. The cost of developing the options can be met within existing resources.
22. However, assuming the draft master plan options proceed, then those not currently funded, could give rise to match funding grants in the region of £20,000 and capital investment of £2-3m.

23. The allocation of resources to deliver the master plan will be considered in line with the Council's Financial Strategy and the prioritisation process for the capital programme.

RISK ASSESSMENT

24. The master plan provides a direction of travel for the provision of community buildings in the Fareham Town area. Further work is required to assess options for delivering the master plan, and there is a risk that implementation could be delayed/threatened if appropriate land is unavailable, unaffordable or funding is not secured to deliver the improved facilities.
25. Equally, there is a risk that enhanced facilities could increase the pressure on the Council's revenue budgets, due to the associated operating costs and on-going maintenance of the facilities. These financial risks will be considered when considering the options for implementing the master plan.

CONCLUSION

26. Whilst the Fareham CAT's area has a wide range of community facilities available to hire, feedback from the user groups and clubs that regularly hire the space to host their meetings, activities and events suggested there is often a lack of availability or flexibility due to the high demand on affordable hiring space.
27. Several of the groups that took part in the consultation exercise identified a need for larger, more flexible venues to help them accommodate their expanding groups and that these are made available in a central location within Fareham to allow residents greater access.
28. The overall conclusion from the needs assessment is that whilst there is a diverse range of community facilities within the Fareham CATs areas and that the local need is in general being met, there is an overarching need to provide a larger community facility in the central Fareham area.
29. The needs of smaller groups may be delivered via the provision of matched funding to assist those groups wishing to expand and provide more flexible meeting spaces. For example, the provision of matched funding to the Fareham Bowls Club which has allowed them to construct new changing rooms and a store room and to reconfigure their existing club house.
30. However, the provision of a new purpose built community centre in the Fareham town centre area requires further feasibility work to consider the available options.