

FAREHAM

BOROUGH COUNCIL

Report to Leisure and Community Policy Development and Review Panel

Date 15 January 2014

Report of: Director of Community

Subject: REVIEW OF COMMUNITY BUILDINGS - RESULTS OF
TITCHFIELD CATS AREA AND WESTERN WARDS CATS AREA
NEEDS ASSESSMENT

SUMMARY

This report presents the outcome of the needs assessment for those wards in the Titchfield CATs area and Western Wards CATs area and recommends that a master plan to deliver the identified needs be prepared.

RECOMMENDATION

That the Panel note the outcome of the Titchfield and Western Wards Needs Assessments and authorise officers to prepare a master plan to meet the identified needs.

INTRODUCTION

1. As part of Fareham Borough Council's commitment to providing 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 Council's Executive agreed a broad vision for providing high quality community facilities across the Borough. The agreed way forward being to carry out a needs assessment exercise in each of the CAT's areas and then to prepare a master plan for implementing the outcomes of each assessment.
3. The Executive agreed a phased approach to implementing this, based on the five CAT's areas –

Phase 1 – Portchester

Phase 2 – Crofton

Phase 3 – Fareham

Phase 4 – Titchfield

Phase 5 – Western Wards

4. Phases one, two and three of the process have previously been completed. A new Community Centre was opened in January 2013 in Portchester following the review of the Portchester CATs area.
5. The second phase reviewed the Crofton CAT's area and this identified it as having a wide range of community facilities and therefore no requirement for any significant improvement in facilities in the short term.
6. Phase three, Fareham CATs area results suggested that the local need is being met but that there is a strategic demand for a community facility with ground floor accommodation in the central Fareham area.

BACKGROUND

7. The Titchfield CATs area is made up of two wards, Titchfield and Titchfield Common which have a total population of approx. 14,413. The Western Wards CAT's area is made up of four wards, Locks Heath, Park Gate, Sarisbury, and Warsash and has a total population of approx. 29,483. Both area populations are expected to increase over the next ten years.

8. Ward	Total Population
Titchfield Common	7,133
Titchfield	7,280
Locks Heath	7,104
Park Gate	7,811
Sarisbury	7,385

Warsash

7,183

9. There are a wide range of community and private facilities available to hire in both the Titchfield and Western Wards CAT's areas, managed either by statutory, voluntary, community or private organisations. A comprehensive list of the different types of facilities available in each ward area, including their current usage and availability, can be found as Appendix A.
10. The identified community facilities provide a variety of activities and services each day with varying times from 7.00am to 11.30pm. These are provided and delivered by community led and private organisations and volunteers and include:-
 - Childcare Provision
 - Sport and Leisure Activities
 - Support and Advice Groups
 - Luncheon Groups
 - Young Persons Groups
 - Religious Groups and Services
 - Generic Meetings
 - Entertainment
 - Dance and Drama Performances, and;
 - Private functions, parties, events and competitions
11. Whilst nearly all of the community associations/groups were only too happy to share the questionnaires with their user groups, two of the larger organisations, Titchfield Community Centre and Brookfield Community School declined to distribute them.
12. A breakdown of the community facilities that are available in each ward within the Titchfield and Western Wards CAT's area has been included in Appendix A and the responses to the questionnaires for each CAT area are available in Appendix B.

FEEDBACK FROM QUESTIONNAIRES.

13. The key issues highlighted in the responses to the consultation exercise were as follows:

Titchfield CAT Area

14. In the Titchfield CATs area a number of groups expressed an interest in having their own premises as they experienced problems with storage and room availability in hired facilities, e.g. Age Concern who operate from the Locks Heath Sports and Social Club five days a week, and the local scout and guides groups.
15. In general hirers of the privately managed Catisfield Memorial Hall were satisfied with the facility, but expressed concern the closure of the Limes Public House due to the Hinton Hotel development, could lead to a shortage of community facilities in the Catisfield area.

Western Wards CAT Area

16. The feedback from the Western Wards area has been positive; however there is a trend which suggests that there is a desire for additional community facilities to serve Whiteley, Burrige and Sarisbury Green. Users have also highlighted the need to travel between wards to undertake their activities as they cannot hire the space they require at the time they want within their own area.
17. Feedback in relation to the Lockswood Community Centre is favourable, in particular in relation to the location and proximity to public transport. Comments have been made as to the decorative condition of the building together with suggestions that it is in need of some internal refurbishment.
18. As with all other areas of the Borough, concerns about the limited availability of storage within community buildings have been raised for those facilities in the Western Wards.

KEY FACILITIES AND ISSUES - TITCHFIELD

Hook Recreation ground

19. Hook Recreation Ground is a former landfill site that operated until 1979. In 1998 the recreation ground was leased to the Ranvilles Rangers Football Club as a football site. The lease covered both the sports pitches and the seven team changing facility that had been constructed at this site.
20. In 2010 the football club began the process of surrendering the lease due to the ground conditions which quickly become waterlogged and prevents football fixtures from being played for the majority of the season. As a result of this decision the changing rooms have been boarded up and the site is in use as public open space.
21. The Playing Pitch Study has indicated a shortage of junior football pitches in the Titchfield area and bringing this location back into use would help to address this shortfall.
22. As a first step towards achieving this, the Executive has approved funding for a feasibility study to determine the costs and options for installing a primary and secondary drainage scheme into the site and for assessing the options for gaining optimal use of the existing changing facilities.

Abshot Community Centre

23. The Abshot Community Centre is a single story detached building within its own grounds. A condition survey of the building in 2008 highlighted a need for significant remedial works, principally to the roof structure, covering and associated rainwater goods. Since this time only minimal responsive maintenance has been carried out to the building. Therefore it remains in need of substantial repairs if it is to be brought up to an acceptable standard for a modern community building.

Locks Heath Recreation Ground

24. The sports pitches and changing rooms are leased to the Locks Heath Sports and Social Club (LHSSC) who operate both football and cricket teams from this site. The Locks Heath Football Club have achieved success but have been unable to progress

up the football pyramid as the facilities at the recreation ground cannot be developed to meet the grading criteria of the Football Association.

25. The football club are therefore seeking to develop land at Hunts Pond Road to provide a floodlit enclosed stadium.
26. Should this proposal not come to fruition, then it is likely that the club will seek support from the Council to develop facilities elsewhere in the Titchfield CATs area.

KEY FACILITIES AND ISSUES – WESTERN WARDS

Victory Hall Warsash

27. Victory Hall in Warsash is not in the ownership of this authority; however the Council hold the deeds as “Custodian Trustee” as the charity operating the Village Hall is not incorporated. The function of a custodian trustee is simply to hold the legal title to the charities property but does not infer any management or maintenance responsibilities onto the Council.
28. A condition survey of the building in 2008 highlighted a need for significant investment on remedial works, principally to the roof structure, windows and doors and mechanical and electrical services.
29. The trustees of the Village Hall recognise that the Council is not responsible for their community building, but have identified it as a key community facility in the Warsash Ward and recognise that the building is in need of substantial investment to bring it up to an acceptable standard for a modern community building.

Lockswood Community Centre

30. The management of the Lockswood Community Centre has changed twice in the past 18 months. Brookfield Community School held the lease for operating the centre but this was handed back to Fareham Borough Council when the grant for community schools funding was withdrawn in 2012. The Council has now established a newly formed community association to operate the building. The new community association are currently managing the centre under a Tenancy at Will arrangement pending a decision on the long term future of the Locks Heath District Centre. The owners of the centre, New River Retail, have plans to develop the centre to include a new swimming pool, community centre and library.
31. Until the long term future of the Locks Heath District Centre is known, there remains uncertainty over the future of the Lockswood Community Centre which requires investment to modernise the facility, in particular the heating and ventilation systems and the internal decoration.

Coldeast

32. As part of the on-going development of the former Coldeast hospital site at Sarisbury, approximately 33 hectares of land will transfer from the Homes and Communities Agency to the Council.
33. On receipt of this land, the Council intends to develop the site to provide leisure and community infrastructure to serve the Western Wards of the Borough. This will include sports pitches, a cemetery, allotments, sports changing rooms with a small community

building attached together with a play area and multi-use games area and potentially a Swimming pool.

34. The required feasibility studies to enable this development to proceed are currently being prepared.

RISK ASSESSMENT

35. Should the maintenance backlog at the Abshot Community Centre and Victory Hall not be addressed then there is a risk of ongoing deterioration to the building fabric with the risk that this could negatively impact on the use of these facilities by the community.

CONCLUSION

36. This report concludes the Borough Wide needs assessment of each of the CAT areas and outlines the results from for both the Titchfield and Western Wards needs assessment. An action plan now needs to be agreed on how to progress with any future works.

Background Papers: None

Reference Papers:

Appendix A – summary of the community facilities available in each of the ward areas:

[Titchfield](#)

[Titchfield Common](#)

[Park Gate](#)

[Locks Heath](#)

[Sarisbury](#)

[Warsash](#)

Appendix B –

Responses to Titchfield CAT area [Questionnaires](#)

Responses to Western Wards CAT area [Questionnaires](#)

Enquiries:

For further information on this report please contact Gareth Satherley, Leisure Development Manager (Ext 4476)