

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 03 November 2014

Portfolio:	Leisure and Community
Subject:	Review of Community Buildings – Western Wards CATs Area
Report of:	Director of Community
Strategy/Policy:	Leisure Strategy
Corporate Objective:	Leisure for Health & for Fun

Purpose:

To report the draft master plan for implementing the requirements identified in community buildings needs assessment of the Western Wards 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 Western Wards Needs Assessment has been concluded and the results were reported to the Leisure and Community Policy Development and Review Panel on 23 July 2014.

The needs assessment for the Western Wards CATs area highlighted that the overall provision was good and that the objective of achieving high quality community facilities in the area was being achieved. However there are two sites where further action is required.

Recommendation/Recommended Option:

That the Executive:

- (a) approves the Master Plan for the Western Wards Community Action Team area;
- (b) agrees that the designation of the land at Hook Recreation Ground be changed from “parks and amenity open space” to “natural green space”, be no longer for formal sports provision and that the changing rooms be demolished within 12 months, if a suitable alternative use for

the building cannot be found; and

- (c) approves a project to improve the WC facilities and replace the main hall flooring at the Whiteley Community Centre at a budget cost of £100,000 with a maximum of £90,000 to be funded from the Whiteley Development Fund and the balance to be funded by the Whiteley Community Association.

Reason:

To progress the implementation of the review of community buildings.

Cost of proposals:

The costs of implementing the action plan could be funded from matched funding application and the Whitley Development Fund where appropriate.

Background papers:

Leisure and Community Policy Development and Review Panel – 23 July 2014 – Review of Community Buildings Draft Master Plan.

Appendix A – Community facilities in the Locks Heath ward.

Appendix B – Community facilities in the Park Gate ward.

Appendix C – Community facilities in the Sarisbury ward.

Appendix D – Community facilities in the Warsash ward

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Executive Briefing Paper

Date: 03 November 2014

Subject: Review of Community Buildings – Western Wards CATs 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. Phases one, two and three of the review have been completed.

WESTERN WARDS CATS AREA NEEDS ASSESSMENT

5. The Western Wards CATs area is made up of four wards; Sarisbury, Locks Heath, Park Gate and Warsash.
6. The needs assessment for the Western Wards CATs shows that the provision of community buildings meets the aspiration of providing high quality facilities. The Whiteley Community Centre was opened in 2000 and remains a well-managed and maintained facility. The BurrIDGE Village Hall was extensively refurbished in 2008 and

the sports changing rooms at Allotment Road, Sarisbury Green and Osborne Road, Warsash have all been refurbished over the past three years.

7. Although the provision of community facilities in the Western Wards is excellent, the needs assessment identified further action.

Victory Hall, Warsash

8. The main community facility in Warsash is the Victory Hall. The building is well used but is in need of investment to bring it to the standards required of a modern community building. The management and maintenance of this building is the responsibility of the trustees of the Victory Hall as the Council only holds the deeds as "Custodian Trustee".
9. To improve the facilities at the Victory Hall it is suggested that the trustees actively seek external funding and if successful apply to the Council for matched funding.

Lockwood Community Centre

10. The management of the Lockwood 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. In 2013 a new community association made up of users and volunteers was formed to manage 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. Until this is known, there remains uncertainty over the future of the Lockwood Community Centre which requires investment to modernise the facility.
11. It is recommended that once the issues surrounding the redevelopment and remodelling of the Lockwood District Centre have been resolved, then consideration be given to approving a project to refurbish the facility subject to the availability of funding.

Whiteley Community Centre

12. The Whiteley Community Centre has proved to be very successful since opening in 2001 with the result that there are two preschools operating from the centre. Whilst one of these has integral toilet facilities as required by OFSTED, the second which operates out of the main hall has to use the main community centre toilets which are unsatisfactory in terms of adult to child ratios, safeguarding and the day to day operation of the community centre.
13. To address this there is an opportunity to reconfigure the existing kitchen facilities in the adjacent lounge area to provide both integral toilets for the preschool and other users of the main hall and still provide the required kitchen facilities. Such an improvement is estimated to cost £50,000 and it is recommended that this be funded up to a maximum of £45,000 from the Whiteley Development Fund with the balance being met by Whiteley Community Association.
14. The timber floor of the main hall has been problematic for a number of years and regularly "lifts" in places creating a trip hazard for users. Numerous attempts have been made to address this including improving the ventilation in the hall and trimming the floor boards but with limited success and the problem remains. It is therefore recommended that a new, non-timber, non-sprung floor covering be installed at a budget cost of £50,000 and it is recommended that this be funded up to a maximum of

£45,000 from the Whiteley Development Fund with the balance being met by Whiteley Community Association. This improvement would also be subject to agreement being reached with the community association on a floor covering suitable for all user groups bearing in mind the need to avoid a timber semi sprung floor.

Coldeast

15. The Council has had a long term objective to provide a swimming pool in the Western Wards of the Borough and the Executive in April 2014 approved a project and capital funding to deliver a new swimming pool together with sports pitches and changing accommodation at the site of the former Coldeast hospital.
16. A design and build contractor has been appointed to deliver the scheme. A detailed design has been prepared and a planning application submitted. Subject to planning consent being obtained, a start on site is expected in spring 2015 with the facilities opening in spring / summer 2016.

Hook Recreation Ground

17. Hook Recreation Ground is a former landfill site which closed in 1979. Following this the site was leased to the Ranvilles Rangers Junior Football Club who imported uncertified top soil as a capping layer to allow sports pitches to be marked out. Changing rooms were then constructed to support the four football pitches.
18. In 2010 the Ranvilles Rangers surrendered their lease because of the poor drainage on this former landfill site which meant that the pitches were unplayable for most of the year.
19. Since that time there has been interest from a number of sports clubs in bringing these pitches back into use. Feasibility work has indicated that a budget of £450,000 is required to address the problem with the drainage with a further £100,000 required to bring the changing rooms back into use. In addition an annual revenue budget of £40,000 is recommended to maintain the drainage system (if implemented).
20. Whilst there has been interest in the site, only one club, the Locks Heath Rugby Club have given an indication that they can provide external funding. This would be in the form of £20,000 from the club and up to £50,000 from the Rugby Football Union (RFU). The funding from the RFU would be conditional on floodlighting being provided (at a cost of £40,000).
21. Due to the high cost of bringing these pitches back into use both in capital and revenue terms, the risk of carrying out works on a former landfill site, the limited parking available and the planning implications arising from the intensified use of this site, it is recommended that the scheme to implement a drainage scheme is not pursued and the existing changing rooms be demolished and the land be designated as natural green space.

DRAFT MASTER PLAN

22. The key outcome from the needs assessment of the Western Wards CATS area is the need to improve the facilities at the Whiteley Community Centre to accommodate the increasing use by pre-schools and to address the problems with main hall floor. In addition the Victory Hall at Warsash, although not in the Council's ownership, is in need of modernisation and the trustees are encouraged to work in partnership with the Council to achieve this.

23. The Lockswood Community Centre would benefit from refurbishment, but this is pending a decision on the long term future of the building giving the aspirations of the owners of the Locks Heath District Centre. Therefore, expenditure will be limited to repairs and maintenance rather than long term improvements.