

**EXECUTIVE  
COMMITTEE**

18<sup>th</sup> December 2012

**MATCHBOROUGH EAST COMMUNITY CENTRE TRANSFER**

Relevant Portfolio Holder	Councillor Luke Stephens, Portfolio Holder for Leisure and Tourism.
Portfolio Holder Consulted	Councillor Luke Stephens, Portfolio Holder for Leisure and Tourism.
Relevant Head of Service	John Godwin, Head of Leisure and Cultural Services.
Wards Affected	Matchborough Wards
Ward Councillor Consulted	Cllr Juliet Brunner Cllr John Fisher
Non Key Decision	

**1. SUMMARY OF PROPOSALS**

- 1.1 Officers have been approached by the Community Interest Company Your Ideas, to ascertain if the Matchborough East Community Centre (MECC) would be available for lease. Your Ideas currently occupy a shop unit at Matchborough Shopping Centre.
- 1.2 Redditch Community Boxing Club have expressed an interest in taking up the potentially vacant unit by Your Ideas and an existing vacant unit next door to the current Your Ideas home

**2. RECOMMENDATIONS**

**The Executive Committee is requested to RESOLVE that**

- 1) **Property Services be instructed to assist Leisure and Cultural Services to transfer the MECC to Your Ideas on a Full Repairing Lease basis for a period of seven years; and**
- 2) **Property Services be instructed to work with Redditch Community Boxing Club to explore a lease option for the shop unit vacated as a result of 1), above, on a Full Repairing Lease basis for a minimum period of seven years.**

**3. KEY ISSUES**

- 3.1 A report titled "Options for Future Delivery of the Community Centre Service" went to Executive Committee on 9th December 2009 which resulted in the following **recommendations**;
  - a) **Community Centre Service – Options for Future Delivery Matchborough East Community Centre be closed and considered for disposal;**

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- b) Winyates Barn Community Centre be let for commercial uses;
  - c) Savings made from any closures be redirected to deliver the operational changes highlighted in section 5 of the report to the committee; and
- 3.2 The same report also **Resolved** that
- a) Windmill, Winyates Green and Oakenshaw Community Centre continue to be operated by the Council,
  - b) Woodrow Meeting Rooms and Churchill Community Centre continue to operate under the existing alternative management arrangements; and
  - c) Salop Road Meeting Rooms be declared surplus to requirements and considered for disposal.
- 3.3 The recommendations were all approved at Full Council on the 11th of January 2010.
- 3.4 As a result of the implementation plan of the Shared Service for Leisure and Cultural Services, the Management team reviewed the possibilities of generating new business at the centres identified for closure. As a result, recommendations 1, 2, and 3 were not implemented however resolutions 4, 5, and 6 were fully implemented.
- 3.5 Officers have explored three options to address recommendation 1 of the report to aid Members in their decision making process.
- a) **Option A.** Maintain the current service provision with no change to the current operation.
  - b) **Option B.** Hand MECC to Property Services for disposal.
  - d) **Option C.** Enter into a Lease with a Management agreement with Your Ideas to maintain the original community ethos of the building.
- 3.6 Recommendations 2 and 3 will be addressed post transformation for the service commencing on 4<sup>th</sup> December 2012.
4. **Financial Implications**
- 4.1 **Option A.** – will not address the £20,000.00 efficiency saving attached to the services. Within the next year to 18 months, approximately

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£25,000.00 to £30,000.00 capital will be required to replace the current soft play equipment which is coming to the end of its life.

- 4.2 **Option B** – has the potential to save £15,280.00 per year from the Borough's revenue account however it should be noted that until a tenant is found £10,710.00 Buildings Insurance, Repairs and Maintenance and NDR would be required.
- 4.3 **Option C** - The transfer of MECC to Your Ideas would save the Borough £15,280 per full calendar year. The Council would receive an annual rental for the facility which will address the required £20,000.00 efficiency saving for the Community Centre service. The proposed transfer would also generate additional income to the Borough through the rental of the currently vacant shop unit at Matchborough Shopping Centre to the Redditch Community Boxing Club
- 4.4 The Community Centre's full market value rent is set at £16,500.00 per year and the two shop units in Matchborough Shopping Centre is £18,250.00. It is anticipated that both organisations would apply for a rent reduction and are aware that any application would be subject to the proposed "Policy for Leases of Council Land & Property at a Concessionary Rent"

### **5. Legal Implications**

The Council is required to dispose of any interest in land including leases at the best price possible in accordance with Section 123 of the Local Government Act 1972

### **6. Service/Operational Implications**

- 6.1 MECC is currently at 22.5% utilization. This has been a consistently low figure for the past 4 years. The current users are;
- a) **National Childbirth Trust (NCT)** - Three x one hour bookings per week. Most attendees attend more than one of the sessions. Users are drawn from the wider Redditch area.
  - b) **Postural Stability Improvement (RBC Sports Development Session)** – One hour per week. A scheme that is run for older people as a health initiative. Users are drawn from the wider Redditch area.
  - c) **Street dance** – One hour per week. Private business commercial booking, with users drawn from the locality and wider Redditch area.

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- d) **Pitcheroak School** – One hour per week, term time only. Due to the school catchment this has a County wide audience.
- e) **We Are Special Needs (WASPS)** – 2 hours per week for children with special needs and their families / siblings. Users are drawn from the wider Redditch area.
- f) **Martial Arts** – One and a half hours per week. Private business booking with users drawn from the locality and wider Redditch area.

6.2 Bookings b, c, and f will be offered alternative bookings at other Community Centres.

6.3 Bookings a, d, and e use the venue primarily for the soft play facility and it is unlikely that these bookings could be relocated.

6.4 There are no TUPE or Redundancy implications as the current Caretaking post at is vacant and is being covered on a ad-hock basis within the team.

## **7. Customer / Equalities and Diversity Implications**

There are no implications identified.

## **8. RISK MANAGEMENT**

The recommendations will be managed in line with the policies and procedures of the Borough Council and the Risk Management Register.

## **9. APPENDICES**

Appendix 1. Options Appraisal, Matchborough East Community Centre

## **10. BACKGROUND PAPERS**

Executive Committee on 9th December 2009, Options for Future Delivery of the Community Centre Service

## **AUTHOR OF REPORT**

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