

**Options Appraisal
Matchborough East Community Centre**

<p>Objective One - To retain the Matchborough East Community Centre as a community resource</p> <p>Objective Two - Removes the costs associated with the current provision from the Council</p>		
<p>Option A - Maintain the current service provision with no change to the current operation</p>	<p>Option B - Hand MECC to Property Services for disposal</p>	<p>Option C - Enter into a Lease with a Management agreement with Your Ideas to maintain the original community ethos of the building.</p>
<p>Community use – The Centre is currently at 22.5% utilization. This has been a consistently low figure for the past 4 years.</p> <p>The venue currently has a total of 6 user groups regularly using the Centre and takes a range of casual lets centred around the soft play facility, however these have dramatically reduced over recent years.</p>	<p>Community use – the Centre currently has Planning permission for “D1” uses. There is no requirement for the venue to be let solely for community use</p>	<p>Community use – This option would enable Officers to restrict the use of the facility to community focused activities only.</p>
<p>Growth Potential - It is unlikely that the current usage will increase to a level that is sustainable. Cultural Services have attempted to increase use however there insufficient local community demand for the venue in its current form and it is anticipated that with the advent of the larger Matchborough schools applying for Academy status, competition for community hires will increase as they look to maximise their income streams.</p>	<p>Growth Potential - Property Services will market the facility as part of their portfolio of property and will be open to offers for the venue. It is unlikely that offers would be received in the short term due to its restricted location. The customer growth potential will depend on the type of offers Property Services receive, once put on the open market.</p>	<p>Growth Potential - Your Ideas will deliver a range of community based activities from the venue. They are a Community Interest Company who deliver a full range of community based youth and intergenerational activities from their current venue. The Group has recently been awarded £202,500.00 to deliver Positive Activities and £190,000.00 to work with young people with Aspergers Syndrome and young people on the Autistic Spectrum. Their current and newly funded activities would be delivered solely from the</p>

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		<p>venue. The adoption of option C would allow the Redditch Community Boxing Club to opportunity to locate to Your Ideas current base and take up an adjoining unit which has been vacant for some time. Redditch Community Boxing Club were awarded £50,000.00 in July 2012, for building modifications from the Inspired Facilities Fund from Sport England. The Club have explored 7 potential sites for a home but have yet to find a base within the Borough and are now in danger of loosing the their funding grant.</p>
<p>Finance – This option will not address the £20,000.00 efficiency saving attached to the services. Additionally, within the next year to 18 months, approximately £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.</p>	<p>Finance - This option 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.</p>	<p>Finance – This option would save the Borough £15,280 per full calendar year from the Borough's revenue account. In addition the Council would receive a rental which meet the balance of the required historical unachieved efficiency savings. Redditch Community Boxing Club would generate additional rental income from the vacant shop unit at Matchborough Centre.</p>
<p>Conclusion - 1a) 3 of the bookings could be offered alternative bookings at other Community Centres. The remaining 3 bookings use the venue primarily for the soft play facility and it is unlikely that these</p>	<p>Conclusion – 1b) After consultation with Property Services it is unlikely that a tenant could be found in the short to medium term 2b) There is no guarantee that a</p>	<p>Conclusion – 1c) Not all of the current MECC bookings could not be accommodated or relocated 2c) The proposed Operator will continue to provide a local community delivery</p>

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<p>bookings could be relocated.</p> <p>2a) The facility will require significant capital investment within the next two years to replace the soft play facility</p> <p>3a) This option maintains the community use of the venue but does nothing to address the financial shortfall</p>	<p>prospective tenant will utilise the venue for community benefit.</p> <p>3b) Has the potential to achieve the financial requirement in the long term</p>	<p>programme consisting of Young people and intergenerational activities as they are at present</p> <p>3c) The Centre will be the base for the Groups Positive Activity delivery programme.</p> <p>4c) The Centre will be the base for the Groups work with young people with Aspergers Syndrome and young people on the Autistic Spectrum delivery programme.</p> <p>5c) will achieve the financial requirement on implementation</p>
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Summary

Objective	Option A	Option B	Option C
Objective One - To retain the Matchborough East Community Centre as a community resource	Achieved	Unknown	Achieved
Objective Two - Removes the costs associated with the current provision from the Council	Not Achieved	Potentially Achieved	Achieved