

AGENDA MANAGEMENT SHEET

Name of Committee Rugby Area Committee

Date of Committee 25 January 2007

Report Title Use of the Well-Being Fund: Community Building Feasibility Study

Summary This report details a proposal to use the Well-Being Fund in support of the 'Community Building' project.

For further information please contact:

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Would the recommended decision be contrary to the Budget and Policy Framework? No.

Background papers None

CONSULTATION ALREADY UNDERTAKEN:- Details to be specified

Other Committees

Local Member(s) Local Members Cllrs Wells and King. Members of the Rugby Area Committee Funding Subgroup - Cllrs Vereker (Chair), Timms and Roodhouse.

Cllr King: "I fully and actively support this proposal"

Cllr Roodhouse: "I can support this but would wish to see a closer eye kept on it by a WCC member."

Other Elected Members

Cabinet Member

Chief Executive

Legal Peter Endall

- Finance Nicola Cumberledge
- Other Chief Officers David Carter
- District Councils Ian Davis, Director of Technical Services
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- Health Authority
- Police
- Other Bodies/Individuals

FINAL DECISION None

SUGGESTED NEXT STEPS:

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Agenda No

Rugby Area Committee - 25 January 2007

Use of the Well-Being Fund: Community Building Feasibility Study

Report of the Strategic Director – Performance and Development Directorate

Recommendation

That the Area Committee approves the use of £11,000 from the Well-Being Fund towards the cost of developing proposals for a Community Building on the site of the former livestock market in Rugby.

1. Introduction

- 1.1 The Area Committee's funding sub-group has previously suggested that remaining funds within the Well-Being Fund are used to help meet community priorities in the Benn/Newbold area of Rugby. Area Committee is currently funding projects within Rugby's other priority communities of Brownsover South, Overslade and New Bilton.
- 1.2 £16,500 has now been awarded as an 'emergency grant' to the Benn Partnership Centre.
- 1.3 It is suggested that further funding is used to undertake a feasibility study to progress the development of proposals to build a community facility on the former livestock market site.
- 1.4 The current position with regard to expenditure from the Well-Being Fund and Social Inclusion Fund is shown as an appendix to this report. This identifies £18,000 which could be made available towards developing proposals for the community facility. At this stage it is suggested that Area Committee approves £11,000 for an initial feasibility study.

2. Background

- 2.1 The former Livestock Market site, which is owned by Rugby Borough Council, is to be redeveloped for housing and other use.
- 2.2 Rugby Borough Council is prepared to gift a space within the site (worth approximately £500,000) to be used for a community facility.

This would be conditional upon the Borough Council's satisfaction with the proposals for such a facility – particularly that there is sufficient capital funding available for the building, and that there is a robust business plan in place for its subsequent operation and maintenance.

It should be noted that the Borough Council is prepared to fund neither the building nor its subsequent operation.

2.3 The Benn/Newbold area (in which the former Livestock Market sits) has been identified by partners through the Local Strategic Partnership (Rugby Forward) as one of five priority communities in the Rugby area.

2.4 The idea of a 'community building' has generated considerable interest within the local community and amongst a number of partner agencies. In particular, Manor Road Residents Association, Benn Partnership Centre, CVS Rugby and local Councillors have been involved in initial discussions with Rugby Borough Council around ideas for a potential community facility. All these agencies support the initial project proposal as outlined in this report.

2.5 It is imperative that any building has a robust business plan and is self-sufficient, as it is unlikely that the local authorities will be able to provide revenue funding.

3. Proposal: Feasibility Study for Community Building

3.1 The Rugby Area Office (on behalf of the Area Committee) will commission the County Council's Business Consultancy Unit to work with the local community and partner agencies to investigate options and develop proposals for the use, management, funding, sustainability and outline design of the proposed community building.

3.2 The project will be overseen by a steering group comprising representatives from Manor Road Residents Association, Benn Partnership Centre, CVS Rugby, Rugby Borough Council, Warwickshire County Council (Rugby Area Manager) and local Councillors.

3.3 Rugby Area Committee may wish to choose a representative to sit on the Steering Group.

3.4 It is anticipated that the cost of the first three stages will be no more than £11,000 (up to 30 days work at £280 per day, plus £2,600 for other costs). Funding will be provided in arrears following the successful completion of each stage to the satisfaction of the Area Manager and the project steering group. The third stage will be completed by the end of April 2007.

Stage One: Identification of community/stakeholder needs

- Provide advice and support if required for residents' survey which is currently being planned by volunteers through the local residents' association.
- Undertake detailed consultation with local community representatives and other potential stakeholders, in order to ascertain potential uses for the building.
- Identify existing facilities in the local area which could be used or improved for local community benefit.

- Identify options regarding the purpose, use, management, ownership and outline design specifications of the proposed building (to include the option of not having a building).

Stage Two: Options Appraisal

- Analysis of the various options identified at stage one. Each option to be assessed with regard to:

Contribution towards meeting local aspirations and community needs

Anticipated costs (including running costs)

Long-term viability (including potential income)

Environmental impact

Fit with existing community facilities and new developments

Risks

Stage Three: Agreeing Forward Strategy

- Identification of the preferred option by steering group (with recommendation as to 'lead agency')
- Satisfaction of Rugby Borough Council and Warwickshire County Council with the preferred option and any implications for the Councils
- Identify potential funders
- Produce Draft Business Plan (to include an estimate of 'development' costs).

3.5 A detailed project plan is currently being drawn up by the Business Consultancy Unit. This will be available to members at the meeting.

4. Forward Strategy

4.1 Assuming the successful completion of the project as described above, further funding will have to be found to support the next stage in the project's development, which will include:

- Drawing up architectural plans
- Obtaining planning permissions etc.
- Making applications for funding
- Consultation with the local community

4.2 This work would need to be taken forward by the 'lead agency' identified at stage three, and following the successful completion of the 'feasibility study', Area Committee may at a later stage wish to make a contribution towards this.

5. Other Background Information

5.1 The Business Consultancy Unit are currently putting together a detailed project plan for the 'feasibility study'. This will be available to members on 25th January.

5.2 Rugby CVS and Coventry and Warwickshire Co-operative Development Agency are currently working with local residents in Central Rugby to develop their capacity.

DAVID CARTER
Strategic Director of
Performance and
Development

Shire Hall
Warwick
2nd January 2007

APPENDIX: OVERVIEW OF RUGBY AREA COMMITTEE DELEGATED FUNDS 2005-09

SOCIAL INCLUSION FUND					
Projects	Status	2005-06	2006-07	2007-08	2008-09
	<i>Anticipated budget:</i>	50,200	50,000	50,000	50,000
	<i>Carry forward:</i>		2,200	0	0
Community Development	Approved 08.03.06	38,000	29,500	32,000	
Credit Union	Approved 08.03.06	10,000			
<i>Migrant Workers</i>	<i>Investigating need</i>		22,700	18,000	
<i>Other</i>	<i>Priorities to be agreed</i>				50,000
Total		48,000	52,200	50,000	50,000
<i>Carry forward</i>		2,200	0	0	0

WELL BEING FUND					
Projects	Status	2005-06	2006-07	2007-08	2008-09
	<i>Actual/Anticipated budget:</i>	69,000	69,000	69,000	69,000
	<i>Carry forward:</i>	35,000	46,905	33,324	421
Brownsover	Approved 08.03.06	20,000			
<i>Brownsover</i>	<i>(ear-marked)</i>			30,000	30,000
Playing For Success	Approved 03.06/Withdrawn 12.06	10,000	-10,000		
Mencap Training	Approved 08.03.06	14,000			
Benefit Take-Up	Approved 08.03.06	13,095			
Wolston Hub/Parish Plans	Approved 10.05.06		40,000	40,000	
CVS - Development Officer	Approved 23.11.06		24,981	24,903	
Benn Partnership Centre	Approved 23.11.06		16,600		
<i>Community Building</i>	<i>Decision expected 25.01.07</i>		11,000	7,000	
<i>Other</i>	<i>Priorities to be agreed</i>			0	39,000
Total		57095	82,581	101,903	69,000
<i>Carry forward</i>		46,905	33,324	421	421