

EAST BARNWELL COMMUNITY CENTRE

To: General Purposes Committee

Meeting Date: 15th September 2015

From: Chris Malyon, Chief Finance Officer

Electoral division(s): Abbey

Forward Plan ref: Not applicable Key decision: No

Purpose: To update General Purposes Committee following a decision at the last meeting to consider two options for the delivery of a mixed development at East Barnwell.

Recommendation: General Purposes Committee is asked to:-

- (a) Note the feedback from the adjoining land owners;**
- (b) Agree that the Council should continue developing proposals for a mixed use development in partnership with the Christ the Redeemer Church with a target of agreeing Heads of Terms within 6 months;**
- (c) That consideration of the Business Case be delegated to the Chief Finance Officer in consultation with the Chairman of the Committee, the Member for Abbey Division, the Investment Review Group and the East Barnwell Strategy Group.**

<i>Officer contact:</i>	
Name:	Chris Malyon
Post:	Chief Finance Officer
Email:	chris.malyon@cambridgeshire.gov.uk
Tel:	01223 699796

1. BACKGROUND

- 1.1 At the last meeting of the General Purposes Committee an update on the East Barnwell Community Centre project was considered. The report provided feedback from a workshop that was held at the Centre and various issues appertaining to the options available to the Council. Three options were put forward as the potential options for the Committee to consider.
- 1.2 The following was agreed:-
- “It was resolved to agree the following in relation to East Barnwell Community Centre:
- to remove option (a) and receive a report in two months detailing further information including discussions with neighbours on the following options:
 - (b) Develop a Council only site mixed development including the redesigned community facilities; and
 - (c) Develop proposals for a wider development including the redesigned community facilities, providing that the Heads of Terms could be developed within six months of the meeting of General Purposes Committee held on 28 July 2015.”
- 1.3 The purpose of this report is to update the Committee on discussions with the **Christ the Redeemer Church** and Spiritualist Church about their appetite for a wider, more comprehensive redevelopment than the East Barnwell Community Centre alone, and the prospects for including one or both of the adjoining sites on either side to create a new community facility for the ward.

2. FEEDBACK FROM DISCUSSIONS

- 2.1 Both adjoining churches have been contacted and to date a response has been received only from the **Christ the Redeemer Church** who own the largest of the three sites, the County having the second largest site.
- 2.2 A meeting was held on the 31 July with the Minister of the **Christ the Redeemer Church** and representatives from the NHS. The meeting was held in the hall of the church that is regularly used to deliver community activities when it is not in use for church activities.
- 2.3 Subsequently there was a telephone conversation, on 19 August, with Howard Dellar, the Diocesan Board of Finance’s solicitor. The Board is custodian trustee for all property owned by parishes, it guides them and is party to all agreements. The Board of Finance is now to consider if it wishes to commit to the proposals. They have a sharing arrangement with the Methodist Church although this is not often used.
- 2.4 The Church has supplied feasibility work done by Pollard Thomas Edwards Architects (PTEa) in 2012. This covered options for a joint scheme across both the Council’s and the **Christ the Redeemer Church** sites and included sketch plans. The work was funded by Marshalls possibly in connection with their Wing development.

- 2.5 PTE have provided approximate floor areas for the residential and community areas in their sketches along with approximate build costs. This will allow us to consider values.

3.0 BUILDING ISSUES

- 3.1 The present East Barnwell Community Centre is dated and does not meet contemporary standards of construction and sustainability. The **Christ the Redeemer Church** building although in better condition dates from the 1960s and is likely to require some major maintenance in future. They would prefer a more flexible space.
- 3.2 All the buildings on site are single storey and having regard to the policy in the City Council's emerging Local Plan it is clear that a redevelopment of two or three storeys is feasible and that that redevelopment could include an element of residential-up to 15 flats based on the City Council's suggested density of 75 dwellings per hectare across the three sites. The City Council Head of Planning supported a three-story development when she met Members and officers of both Councils and members of the East Barnwell Community Association.
- 3.3 In addition to the commitment to provide much needed facilities for the community it is worth reminding the Committee that the proposal will also see the transfer of the Barnwell Road Library and the re-location of the Children's Locality Team from Malta Road into the facility. This will create further additional asset utilisation opportunities within the City. A further report on the options for the future utilisation of these assets will be brought to the Committee for consideration in due course.

4.0 COMMUNITY FACILITIES

- 4.1 General Purposes Committee have consistently maintained their commitment to the scheme and to ensuring that the community facilities required continue to be the core rationale for the project. However given the need to sweat the Council's assets to their maximum the Committee are seeking to deliver maximum value for money whilst retaining this commitment to the local community.

5.0 GP SURGERY

- 5.1 The representation of both the Clinical Commissioning Group (CCG) and NHS Property Services were supportive of a collaborative redesign that involved the relocation of the surgery from Ditton Lane. They would however not be drawn at this stage on their ability to "sign up" for a potential scheme. The ability of the health sector to proceed at the pace that the Council is seeking may result in the need for the scheme to either continue without their input or for the design to be structured in such a way that may enable their joining the process at a later stage.

6.0 DELIVERING A COST-NEUTRAL SCHEME

- 6.1 It is hoped that if we can work with the Diocesan Board of Finance to secure a mutually beneficial scheme design then a cost neutral scheme might be achieved if the flats were sold or an income stream if the flats were retained. A joint scheme may also result in buildings with greater impact, important as a statement of commitment to the community through a major investment.

7.0 GOVERNANCE

- 7.1 The on-going engagement of the community will be pivotal to the long-term success of the project. The East Barnwell Strategy Group is well established and has been the sounding board used for developing the previous proposals. It has local political and cross-organisational representation as well as representatives of the local community. It is proposed that this Group will continue to play a major part in the development of new proposals and the Group will be expanded to include others than can positively contribute to the evolution of the proposals.
- 7.2 The Service Director (Enhanced and Preventative Services) has been the project sponsor to date, and Chair of the East Barnwell Strategy Group. Given the changing nature of the project it is proposed to create an additional sponsor. It is proposed that the community aspects of the project will remain under the leadership of the Service Director but as a Joint Sponsor the Chief Finance Officer will assume responsibility for the infrastructure element of the project.
- 7.3 In order for the project to progress at the pace to which General Purposes Committee have indicated it is preferable that the governance arrangements are relatively flexible. It is therefore suggested that decisions leading to the development, and approval of, the business case be delegated to the Chief Finance Officer in consultation with the Chairman of the Committee, the Local Member for Abbey Division, the Investment Review Group and the East Barnwell Strategy Group. This will ensure that all political groups of the Council are fully involved in the development and decision regarding the project whilst ensuring that the community interests are appropriately reflected in that decision making process.
- 7.4 Should there be a need to significantly change any of the parameters of the scheme the matter will of course be referred back to General Purposes Committee for consideration.

8.0 ALIGNMENT WITH CORPORATE PRIORITIES

8.1 Developing the local economy for the benefit of all

- 8.1.1 Abbey ward in Cambridge is the most deprived ward in the City, with multiple factors affecting outcomes for local residents. Locating services provided by the County Council closer to the community will be beneficial to local residents. Pursuing a mixed use option with affordable housing could be of benefit to priority members of the workforce such as key workers.

8.2 Helping people live healthy and independent lives

- 8.2.1 The County Council's commitment to improved community facilities on the East Barnwell site will extend the opportunities for the local community to get involved and play an active part in social and leisure activities.

8.3 Supporting and protecting vulnerable people

- 8.3.1 Improving access of local people to a wider range of services and support will support the County Council's agenda to support and protect.

9.0 SIGNIFICANT IMPLICATIONS

9.1 Resource Implications

The previous report outlined the current committed funds from the County Council and partners. The capital funds for the development of the site are identified in the County Council's Business Plan. The total budget assumes that the section 106 funding of £255,000 agreed by Cambridge City Council is retained.

9.2 Statutory, Risk and Legal Implications

There are no significant implications within this category.

9.3 Equality and Diversity Implications

There are no significant implications within this category.

9.4 Engagement and Consultation Implications

There has been extensive and significant consultation and engagement with local residents, community groups and partner agencies over the last two years in the development of the proposals. The development of the Centre has been welcomed by local residents, and there is concern to ensure that whatever the decision of the Committee, plans continue to be progressed without undue delay.

9.5 Localism and Local Member Involvement

The objective of fostering and developing community led activity is a core part of the project objectives. The local Member for Abbey Division, Councillor Joan Whitehead, has been closely involved in the project throughout, as have local City Councillors.

9.6 Public Health Implications

There are no significant implications within this category.

Source Documents	Location
General Purposes Committee 28 th July 2015 minutes	http://www2.cambridgeshire.gov.uk/CommitteeMinutes/Committees/Committee.aspx?committeeID=75