

Report by the Head of Planning and Community

Fishersgate Healthy Living Centre Project

1.0 Summary

- 1.1 This report details the proposed Healthy Living Centre Project in Fishersgate, in particular the financial elements of this project and the contribution by Adur District Council.
- 1.2 There is a great need to provide community activities and services in Fishersgate to address the socio-economic inequalities that exist. Lacking in particular is the provision of a suitable community venue to host these activities and to provide a focal point for the community.
- 1.3 There is now the prospect of providing such a venue through the conversion of St. Peters Church in Fishersgate. Adaptations will provide a versatile venue with a large open space for activities such as a youth club and a community café with a computer suite but also smaller meeting rooms and office space to offer activities such as a Citizens Advice Bureau service and a Health Visitor Clinic. Thus the building will be able to offer a broad range of services to improve well-being of the community.
- 1.4 Services to the community of Fishersgate are further broadened by partnership working with West Sussex County Council and the proposed Children's Centre.

2.0 Recommendations

Members are recommended to

- 2.1 adopt the 'Fishersgate Healthy Living Centre Amended Business Plan for 2007-2009'.
- 2.2 contribute £99,000 to Fishersgate HLC as match funding to the Big Lottery Funding.

3.0 Background

- 3.1 The community of Fishersgate experience high levels of socio-economic deprivation; Including low levels of income, poor academic achievement and high rates of crime. This level of deprivation is reflected in the Local Area Agreement for West Sussex which highlights Fishersgate as one of the four areas in the Adur District to target action.
- 3.2 This high level of deprivation has also been recognised nationally with funding being awarded in 2001 under the Big Lottery (the then 'New Opportunities Fund'). £217,000 was awarded under the Healthy Living Centre Programme to create a Healthy Living Centre (HLC) in Fishersgate. Originally the HLC was to be based in

the new community building in Fishersgate known as the "Dome". However, due to a major dispute with the builders and three subsequent arson attacks the Dome is no longer useable.

- 3.3 Added to these difficulties Fishersgate Community Association, who the original £217,000 funding was awarded to, is now defunct as it is no longer quorate.

4.0 Proposals

- 4.1 Due to the unusable condition of the Dome partners in Fishersgate are now working hard to move the Healthy Living Centre to the neighbouring building St. Peters Church, Gardner Road. The Church is in a good state of repair but will require certain adaptations to bring it into line with current standards. The church has had a diminishing congregation over the years and the Diocese of Chichester took the decision to deconsecrate the church even before this Healthy Living Centre programme was on the horizon.
- 4.2 In addition to the HLC project a Children's Centre is to be created in Fishersgate. This will be on a 'Campus' basis with the majority of activities based at the Church with the local school being used for the remainder of the services.
- 4.3 The existence of the Children's Centre programme, with the involvement of West Sussex County Council brings added expertise and security to the project. For example, WSCC are in discussions with the Diocese of Chichester regarding entering into a 25 year lease for the church building. This safeguards any Adur Council investment into the building. The HLC funding is also only for a two year period. Many of the activities and services will be continued by the Children's Centre programme after this time.

5.0 Funding

- 5.1 £43,000 of the original £217,000 HLC bid has been spent as capital on the construction of the Dome. This leaves a remainder of £174,000 unspent. Extensive discussions with the Big Lottery have paved the way for this unspent £174,000 to be transferred to Adur District Council so that we are able to commission activities and services to ensure that the HLC project is delivered.
- 5.2 The total cost of the HLC project; including refurbishment of the church, installation of a multi use outdoor sports area and wages for workers, is £330,000. Along with the HLC funding contributions are also being made by West Sussex County Council, the Diocese of Chichester and West Sussex Primary Care Trust. Full details of these costings are shown in appendix 1 to this report and on pages 28, 29 and 30 of the background paper the 'Fishersgate Healthy Living Centre Amended Business Plan for 2007-2009'.
- 5.3 If Adur Council contributes £99,000 as recommended by officers the full £330,000 cost of the project will be covered, thus ensuring the effective delivery of the project. This will help to meet the existing needs of local people and to avoid any further delay and disappointment to the community.
- 5.4 The £99,000 is available from the insurance claim on the damage to the 'Dome' which totalled £144,000. The remaining £45,000 will be held in reserve to cover the

cost of the possible demolition of the Dome if this proves necessary. This use of the insurance money was generally supported by those members present at a briefing prior to Full Council on 15th February 2007.

Local Government Act 1972

Background Papers: Fishersgate Healthy Living Centre Amended Business Plan 2007/2009. Available on-line on Adur District Council's web site. Two paper copies available in the Members Room. Copies also available on request.

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Appendix

1.0 Council Priority

In particular this project helps to meet the following three of the Council's Five Priorities:

1.1 Create a clean, green, safe environment

By providing a community focal point with services that actively aim to empower local people. This will hopefully improve their quality of life, and provide a sense of belonging and pride to people for the community in which they live. Hopefully this will encourage people to take more care of the area in which they live.

Many of the services planned provide diversionary activities for young people, in particular somewhere for them to meet. This will hopefully lead to a reduction in vandalism and other anti-social behaviour.

1.2 Revitalise Adur

A number of the activities in the centre will be to improve skills of local people and their prospects of securing paid employment. Such activities include, adult education, including I.T skills and access to job seeking advice.

The generation of a new quality venue will also encourage outside agencies and organisations into the area to use this new facility.

1.3 Contribute to the implementation of the Community Strategy and other partnership initiatives where possible.

In particular the project will help to meet the 'Community Engagement' aspects of the Community Strategy. E.g. develop skills, knowledge and confidence to be used for community benefit.

Other targets met include:

- 'Improve Health and Social Care'. E.g. improve access to services and treatment including health and social care facilities.
- 'Improve education and training'. E.g. provide adult/lifelong learning and maximise the use of technology in learning.
- 'Activities for Children and Young People'. E.g. improved facilities (and access to them) for children and young people.
- Reduce Crime and improve community safety. E.g. address anti-social behaviour, particularly in residential areas.
- 'Business and Local Economy'. E.g. develop a skilled workforce.
- 'Culture and Leisure'. E.g. continue to develop sports development opportunities. (Through the provision of the proposed outdoor multi-use sports facility).

2.0 Specific Targets

- 2.1 This project will directly meet the aims and objectives set in the original 'Healthy Living Centre' Lottery application. These are to:

- Work with local partners to improve the quality of life of all those living in Fishersgate
- Provide services locally
- Improve the health and well-being of children and their families.
- Reduce coronary heart disease.
- Actively involve local people.

(See pages 5-6 of the Background paper for further information).

2.2 See detail listed in 1.1, 1.2 and 1.3 above also.

3.0 Sustainability Issues

3.1 The whole ethos of this project is to 'empower' local people so that they gain the confidence and skills to improve their own lives and the life of their community. This will hopefully help to break the chain of 'those being born into poverty being more likely to lead a life of poverty'. (Our Healthier Nation, DOH, 1999). Parents will be able to pass knowledge and skills regarding lifestyle down to their children.

3.2 The creation of the 'Children's Centre' programme also brings added security and investment to this project.

4.0 Equality Issues

4.1 This project aims to provide 'equality of opportunity' to all residents in the Fishersgate area

4.2 This project will ensure that discrimination will not occur in the operation of the project and the activities and services that it provides.

4.3 This project will recognise and celebrate the diversity of the Fishersgate community.

4.4 This project will take full account of access and opportunity to disabled people.

5.0 Community Safety issues (Section 17)

5.1 In line with the 'Community Safety Partnership Plan' this project will help to make the Adur District a community that is a safe place to live, work and visit. The many varied activities for young people will act as diversionary activities helping to reduce crime and the fear of crime in the area.

6.0 Human Rights Issues

6.1 This project in no way impinges on anyone's human rights.

7.0 Financial Implications

7.1 This report requests commitment of funds from Adur District Council from monies obtained in an insurance payout. This is a one off payment to the project at this time.

7.2 A degree of external funding in the form of a Lottery Bid is also detailed in the report.

7.3 Contributions from other statutory and external agencies are also detailed in this report.

8.0 Legal Implications

8.1 There are no statutory requirements of Adur District Council to provide this project and the associated recommendations suggested in this report.

9.0 Consultations

9.1 Extensive consultation has been conducted with the local community as part of the Healthy Living Centre Project. This includes extensive discussions with key local groups, a 'Planning for Real' exercise and questionnaires. The carrying out of this consultation was a requirement of the Original Lottery bid and further detail is available from the report writer if required.

10.0 Risk assessment

10.1 There is no statutory requirement on Adur District Council to deliver this project. However, if the funds recommended are not committed the project will not go ahead thus depriving Fishersgate of much needed services.

11.0 Health & Safety Issues

11.1 The County Council will conduct a 'Full Feasibility Survey' as part of this project. This will cover all relevant, current Health and Safety requirements.

12.0 Procurement Strategy

12.1 Matter considered and no issues identified.

13.0 Partnership working

13.1 Partnership working is imperative to this project. The project would not be at the stage it is at now without the input of all those involved, including voluntary and statutory agencies. These partners are brought together for the project through the 'Fishersgate Together Strategic Steering Group' which has specific aims and objectives detailed in its adopted Terms of Reference.

FISHERSGATE HEALTHY LIVING CENTRE BUDGETS

	EXPENDITURE		INCOME	
	Year 1	Year 2	From other sources ^{*1}	Request from Big Lottery
CAPITAL BUDGET (Adaptations to church)				
Building of new extension for toilets	£35,000	0	£15,000	£20,000
Creation of office spaces	£5,000	0	£3,000	£2,000
New electrics	£15,000	0	15,000	£0
New Heating system	£15,000	0	£15,000	£0
Burglar alarm	£6,000	0	£6,000	£0
Meeting fire regulations (fire doors)	£5,000	0	£5,000	£0
Disabled adaptations	£7,000	0	£7,000	£0
Café (Kitchen)	£25,000	0	£20,000	£5,000
Café furniture	£2,000	0	£2,000	£0
Office furniture	£1,500	0	£1,500	£0
Computer suite	£6,500	0	£6,500	£0
Broad band connection	£500	0	£500	£0
Phone lines and phones	£800	0	£800	£0
Professional fees (architects etc)	£6,000	0	£3,000	£3,000
Landscaping to front including disabled parking bays	£10,000	0	£5,000	£5,000
Installation of outdoor sports area	£0	30,000	£30,000	£0
Total Capital costs	£140,300	30000	£135,300	£35,000
	Year 1 (9 months)	Year 2	From other sources	Request from Big Lottery
REVENUE BUDGET				
Actual wages^{*2}				
HLC Manager	19,087	26,212	0	45,299
Premises worker	0	8,149	0	8,149
Cleaner	7,646	10,500	9,073	9,073
Creche workers	7,227	7,444	0	14,671

Appendix 1

Oncosts of posts (PAYE/NI etc)

HLC Manager	5,919	8,129	0	14,048
Premises worker	0	2,445	0	2,445
Cleaner	2,293	3,150	2,722	2,721
Creche workers	2,096	2,159	0	4,255
Recruitment Costs	2,000	0	2,000	0
Evaluation	500	1,000	750	750
Water, gas and electric	2,000	3,000	1,000	4,000
Insurance	1,000	1,100	1,000	1,100
Phone	700	900	700	900
Administration, postage etc	800	1,000	800	1,000
Training	1,000	1,500	1,000	1,500
Marketing	500	800	500	800
Volunteer expenses	500	900	500	900

Projects

Cook and eat (PCT)	1,040	1,040	1,040	1,040
Health Enhancement for Older people (PCT)	2,052	2,919	2,052	2,919
Falls Prevention	500	515	500	515
Impact Initiatives	0	9,423	0	9,423
Citizens Advice Bureau	4,000	5,000	0	9,000
Home Start	2,000	2,060	0	4,060
Total Revenue	62,860	99,345	23637	138,568

Total Request from Big Lottery (Revenue plus Capital)

£173,568

Notes

Notes

***1 Income from other sources for capital.**

£15,000 is to be contributed by the Church (Diocese of Chichester

£21,300 by the West Sussex County Council (Children's Centre)

£99,000 by Adur District Council

***2 Income from West Sussex County Council**

***3 Wages**

Other posts which are to be funded by partners in this project or offered as time in kind These are listed in the Section 'Proposed posts'