

Report of the Corporate Director of Health, Housing and Adult Social Care and the Corporate Director of Children, Education and Communities
Portfolio of the Executive Member for Adult Social Care and Health and the Executive Member for Environment

Investment in new Extra Care Accommodation for older people at Marjorie Waite Court following the closure of Burton Stone Community Centre

This report provides information on the outcome of public consultation concerning the future of Burton Stone Lane Community Centre and asks Members to confirm its closure and approve investment into the provision of a 33 home extension to Marjorie Waite Court Extra scheme to provide accommodation for older people and new community facilities.

Recommendations

1. The Executive are asked to:
 - a) Agree that Burton Stone Community Centre (“the Centre”) should close in 2018 with services transferring to other locations and that new, community focused, facilities be provided and integrated into the newly built extension of Marjorie Waite Court.
 - b) Approve the appropriation of the site of the Centre for planning purposes to facilitate the redevelopment of the site for an Extra Care Scheme to contribute to the promotion or improvement of economic, environmental or social well-being of the Council’s area.
 - c) Approve the gross capital investment of £6.667m in the 33 apartment and bungalow extension of Marjorie Waite Court Extra Care Scheme and new Community Facilities in order to help to meet the need for additional Extra Care accommodation in York and to continue community activities in the area.
 - d) Agree to dispose of up to ten of the new Extra Care apartments for purchase as Older People’s Shared Ownership opportunities in accordance with the Council’s Financial and Contract Procedure Rules, helping to meet the need for tenure diversity in Extra Care provision in York, subject to obtaining any necessary consent (from the Secretary of State for Communities and Local Government) under Section 32 of the Housing Act 1985 and subject to a market

value test and cost benefit appraisal closer to the date of completion, with the receipts received used to reduce the gross cost of the scheme and, should the sale not proceed, retain some or all of these properties for rent.

- e) Recommend to Council that the estimated £6.667m of gross cost for the Marjorie Waite Court extension and the community facilities are added to the Capital Programme with the costs to be funded from the Housing Revenue Account (HRA) investment reserve, recycled right to buy receipts, other Housing Capital Receipts and capital held by the Older Persons Accommodation Programme for the purpose of expanding the provision of accommodation with care with the receipts received from the sale of Older People's Shared Ownership properties being used to reduce the gross cost of the scheme.

Reason: In order to delivery a more cost-efficient community facility service and increase the supply of Extra Care accommodation with care to address the changing needs and aspirations amongst York's older population and ensuring that more can choose to live independently at home.

Summary

2. This report lays out the reasons for closing the Burton Stone Community Centre and using the land provided from this to expand the neighbouring Marjorie Waite Court Extra Care Scheme. The extension, which forms part of City of York Council's Older Persons' Accommodation Programme, seeks to improve care provisions for older persons within York, to better deal with an aging population.
3. Burton Stone Community Centre is currently running a large deficit, and is estimated to cost the council over £500,000 over the next 5 years. The centre's closure would prevent this loss of finances and will facilitate the development of 33 much needed Extra Care accommodation for older persons.
4. The Marjorie Waite Court extension will feature a 172m² community facility, which can be used by community groups. It is hoped this will help to integrate residents into the community and will aid in replacing the lost community centre.
5. The overall capital cost for this development is expected to be £6.667m. The Older Persons' Accommodation Programme will provide £1.018m for the enabling works; the remaining will be funded through the HRA.

Background

6. In July 2015 Executive agreed the Older Persons' Accommodation Programme which will deliver an increase in the type and quality of accommodation with care for older people while also overseeing the replacement of out of date provision. The context for this change is York's growing elderly population, with the number of residents aged 75 and over expected to increase by 50% by the year 2030. The number with complex needs including dementia is growing even faster. 80% of older persons' households are owner-occupiers. There is a shortage of good quality residential and nursing care beds and there is also a shortfall in provision of Extra Care accommodation, as the table below illustrates.

Demand & Supply projections	2015	2020	2030
Estimated Demand based on national benchmarks	440	490	645
Current provision	110		
Planned provision			
SHECs to Extra Care	125		
Glen Lodge Extension		27	
Oakhaven		56	
New Lodge – net new		75	
Shortfall in provision	- 205	- 97	- 252

7. Extra Care enables individuals to live independently in their own home, including those with complex needs such as dementia. Residents living in Extra Care Schemes receive high quality care, which is tailored to their individual needs, allowing them to continue to live as independently as possible. Extra Care also provides a sense of community to older people, as schemes offer activities and communal areas for all residents to engage in and meet in. The aim of this is to reduce social isolation, this is vital for the health and well being of older persons'. City of York Council believe that Extra Care Schemes delay or better still prevents the admission into residential and nursing care and offers a better quality of life.
8. At the Executive Member for Economic Development and Community Engagement decision session held on 3rd December 2015 investment in the city's Community Centres was considered and, as part of those deliberations, it was agreed "the commencement of a consultation programme to identify Clifton residents' needs for future provision".

The Proposal

9. The feedback from the consultation regarding the future of the Centre and residents' needs for future provision is summarised below and in **Annex 1**. In light of this feedback it is proposed that the Centre be

closed and a new fit for purpose community space is built to accommodate a programme of activity that meets the needs of Clifton residents. Recognising that the Centre has become the home for many citywide groups, a relocation programme is being implemented to ensure groups are found suitable alternative spaces to minimise the impact of this closure. Key users, including the Coronary Support Group and the Activity Service for People with Learning Difficulties, will relocate to The Centre @ Burnholme and take advantage of the wider range of opportunities available at the Burnholme Health & Wellbeing Campus.

10. Subject to Executive agreement to close the Centre it is proposed that the site is used to facilitate the building of an extension to Marjorie Waite Court which is one of City of York Council's Extra Care Schemes. The scheme currently provides 42 homes comprising of: 22 flats, both one and two bedroom in the main building and 20 other properties, mostly consisting of bungalows around the outside of the building. The scheme provides planned care from the Personal Support Service 24 hours a day.
11. The Older Persons' Accommodation Programme Board and the Capital & Asset Board have considered the subject of the extension to Marjorie Waite Court on several occasions, most recently on 11th January 2016 when it was decided to proceed with the examination of the option to extend Marjorie Waite Court and on the 24th May 2016, when it was decided that the extension should be part of the public consultation on the closure of the Centre. The proposal to invest has been the subject of review and agreement by the Older Persons' Accommodation Programme Board, most recently at their meeting on 3rd April 2017 when it was agreed that Executive is asked to sanction the investment in the extension of Marjorie Waite Court Extra Care Scheme in order to meet the need for additional Extra Care accommodation in York.

Investment in Extra Care and new community facilities

12. The extension proposed for Marjorie Waite Court is to build 33 new homes comprising: 29 new Extra Care apartments (a combination of 1 and 2 bed) as an extension of the current three-storey main building and 4 two bedroom bungalows to the north of the site. Of these new homes, we would expect at least a third and ideally 40% to be occupied by someone with a high care need. A number of the new homes will be designed to be dementia friendly, recognising the growing need for such accommodation.
13. Up to ten of these new apartments would be offered for sale (by way of long lease rather than transfer of freehold ownership) to people aged 55 or over who will initially acquire a 75% share in the leasehold interest of

the apartment through the Older People's Shared Ownership scheme. Although they would only initially own 75% of the leasehold interest it is proposed that they would not pay the council any rent. This would therefore represent a discount/disposal at below full market value as normally the leaseholder would pay the landlord a rent which reflects the fact that the leaseholder doesn't own the remaining 25% of the leasehold interest. The leaseholder would also need to have care needs and therefore be eligible for Extra Care accommodation.

14. In order to facilitate this extension, the Centre will be demolished and the proposed apartments and bungalows would then be built on the cleared site. The apartments will be clustered to create 'family units' with shared communal area of living room, dining room and kitchenette to aid and encourage social interaction. This arrangement is particularly beneficial for people with dementia.
15. The proposed extension will cost approximately £6.667m [at Q2 2018 prices] which includes £1m of enabling works including demolition of the Centre, an asbestos removal contingency, the building of the new boiler house and meter room, provision of the new Community Facility and diversion of mains services.
16. Some apartments will be designed as open plan, therefore increasing suitability for residents with complex needs including dementia. An open plan design, differentiated front doors and indoor routes for purposeful walking allows residents living with dementia to orientate in their surroundings with ease and lack of distress.
17. New communal areas and enhancement to existing communal facilities will also be provided for existing Marjorie Waite Court residents. These areas will meet demand for more space due to a greater amount of residents. All residents will be encouraged to use old and new communal facilities. Additional buggy storage will also be built to accommodate for the increased demand created by the addition of apartments. Current residents have voiced that increased buggy storage space is a provision they are in need of. The extension will also provide ease of connectivity to the main building for bungalows 31 & 32.
18. External areas will be carefully thought through taking into consideration any urban characteristics of the area. Public and private areas will be landscaped in order to deliver a sense of purpose, considering topography and sun paths. 26 car parking spaces are proposed, for use by Marjorie Waite Court residents, staff, visitors and users of the new community facility.
19. Included in the plans for the extension of Marjorie Waite Court is the added provision of a Community Facility. This will be 172m² in size and will provide bookable space for community groups to use. The

Community Facility will also have a lobby/waiting area and access to a kitchenette and toilet facilities.

20. A new entrance to the building will be created and will facilitate the integration of the Extra Care Scheme and the Community Facility. This is to enable social interaction between the scheme and the local community. It is important to develop these community links to reduce social isolation among the residents and encourage them to take part and get involved.
 21. A new plant room will be built that will house the boilers currently located in the basement of Burton Stone Community Centre. This plant room and the diversion of utility services will need to be built first, with the plant room as a stand alone building, in order to facilitate the re-development.
 22. The provision of new community space is beneficial. The Centre was built in 1940 as a school, was converted in 1986 and is therefore no longer fit for purpose. The building is old and requires a lot of maintenance work. The Centre, though very busy with the services that use it, is operating at a large financial loss. In March 2016, a detailed business plan was created and shared with users and members of the public, which demonstrated over the next five years that the Centre would operate at a loss of over £500,000. It is no longer financially viable to keep the Centre operating in the current building.
 23. The extension at Marjorie Waite Court will provide a new, financially viable Community Facility which will support the re-provision of community activities. Local groups such as Reflex Dance Club who use the facility regularly will be able to use this new community space to continue the running of their club and maintain local youth activity in the Clifton Ward.
 24. The new Community Facility will be operated alongside Marjorie Waite Court, sharing facilities management arrangements like health and safety, maintenance and cleaning.
 25. The programming of the new community space needs to be explored with the option of having resident, community and user group involvement to ensure the right mix of activities at an affordable price. For the long term sustainability of the new Community Facility, income will need to cover all operating costs.
 26. The space provided will promote a sense of community. It will encourage the local community into Marjorie Waite Court, enabling links between residents and the local community to be established. These community links are vital to the health and wellbeing of older persons'. The integration of a community space into Marjorie Waite Court will be beneficial for the community as a whole.
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27. The council have made all users of the existing Community Centre aware of the plans; some users have already moved out of the building and found alternative accommodation. The council will offer suggestion as to alternative accommodation for the remaining groups, whether this is a permanent arrangement or temporary until the new facility is ready to use.

Consultation

28. Residents of Clifton and users of the Centre have therefore been consulted regarding the proposals to close Burton Stone Community Centre to facilitate the Marjorie Waite Court extension.
29. A leaflet drop was conducted inviting residents to drop in sessions which took place on, Wednesday 8th February 2017, 10am-12pm, Tuesday 14th February 2017, 4pm-6pm and Thursday 16th February 2017, 5pm-7pm.
30. The leaflet also included a brief description of the proposals, a picture of the plans and space for feedback to be written and with an address to post it to. It also included a website which contained all the information and an opportunity to fill in a consultation feedback form online.
31. In summary, the feedback highlighted:
- a) The plans are sensible and a good idea as the current Community Centre is no longer sustainable or fit for purpose.
 - b) The plans will create a much needed boost for the community.
 - c) The plans look good and there is a desperate need for housing for the elderly needing support in this area.
 - d) The size and shape of the proposed community room, which was 150m² during consultation, is not satisfactory as it was felt that at this size it will not meet the needs of the current community groups it will serve.
 - e) There is not enough storage space.
 - f) Parents and guardians need space to sit and wait.
 - g) The landscaped garden is too big; the space could be used to make a bigger community room.
 - h) It is not fair to unsettle and disrupt users who are happy at the centre.
 - i) It is a shame that the same resources will not be on offer.
 - j) Twelve parking spaces will encourage users to drive.
 - k) Trees should not be planted near the parking spaces as the leaves can make the car park slippery when wet.
 - l) Noise from community space could affect Marjorie Waite Court residents.

A more detailed report on the consultation is shown as **Annex 1**.

32. Detailed plans for the extension have taken these comments into account, as follows:

Issue	Change
<p>The size and shape of the proposed community room, which was 150m² during consultation, is not satisfactory as it was felt that it will not meet the needs of the current community groups it will serve.</p>	<p>The dimensions of the proposed community facility have increased from 150m² to 172m² and also reflect the wish to have a sound proof sliding partition to create two activity spaces.</p> <p>The activity hall has a total area of 172 m², made up of:</p> <p>Area1 – 68 m²</p> <p>Area2 – 104 m².</p> <p>The floor to ceiling height of the activity hall is estimated at 4.5m, which will facilitate dance and other active uses.</p>
<p>There is not enough storage space.</p>	<p>Storage capacity will be incorporated into the final design of the space.</p>
<p>Parents and guardians need space to sit and wait.</p>	<p>A separate WC and lobby of 28 m² outside the main activity space supports parents who may need to wait for their children that are taking part in activity.</p>
<p>The landscaped garden is too big; the space could be used to make a bigger community room.</p>	<p>The front landscaped garden has been made smaller in order to accommodate the larger community facility.</p>
<p>Noise from community space could affect Marjorie Waite Court residents</p>	<p>The new facility is now stand alone and has no dwellings either to its side or above, a change from the original proposals.</p>
<p>Twelve parking spaces will encourage users to drive</p>	<p>The number of parking spaces (at 26) will be kept under review but are intended for both community centre and Marjorie Waite Court visitors.</p>

33. These design changes will allow relevant groups to be programmed back into the new community facility (as shown in **Annex 1**) with these updated plans having been used to cost the scheme for which investment is now sought.
34. Because the land is a community centre it may currently or recently have used by the public for recreation purposes and, therefore, be classed as 'open space' pursuant to Section 336 of the Town and Country Planning Act 1990. We have therefore undertaken the required statutory consultation process related to the appropriation of this land with advertisements placed in the local newspaper in the weeks beginning 3rd and 10th July 2017. No objections were received.

Delivery Timetable

35. Should investment be agreed, an outline delivery timetable for the extension is as follows:

Tasks	2017				2018				2019			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Marjorie Waite Court Extension												
Consultation on BSCC closure	■											
Executive agree to MWC extension			■									
MWC planning application				■	■							
Procure MWC extension constructor					■	■						
Mobilise then construct MWC Extension							■	■	■	■	■	■

36. This plan dovetails with the construction timetable for The Centre @ Burnholme which will open in Q2 2018 and accommodate the learning disability activities which currently operate from Burton Stone Community Centre. Therefore, the closure of Burton Stone Community Centre will only take place after the transition of the learning disability activities to Burnholme which is forecast for Q2 2018.

Council Plan 2015-2019

37. The Programme is set in the context of the council Plan for 2015-19 and will contribute to achieving its ambitions. Based on our statutory responsibilities and the aims of the new administration, the plan focuses on three key priorities:
- a prosperous city for all - where local businesses can thrive and residents have good quality jobs, housing and opportunities
 - a focus on frontline services - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities

- a council that listens to residents - to ensure it delivers the services they want and works in partnership with local communities

38. To support these corporate priorities, and under the guidance of the Health & Wellbeing Board, York has developed proposals to achieve a new focus for adult health and social care which delivers:

- a) self care and self management;
- b) better information and signposting;
- c) home is best;
- d) early intervention and prevention;
- e) reablement and intermediate care (targeted resources);
- f) managing long term conditions; and
- g) delivering services at a community level where this is desired and possible;
- h) to reduce loneliness and increase social interaction amongst older persons and their communities; and
- i) that York becomes a dementia friendly environment.

Implications

Equalities

39. In considering this matter the council must have regard to the public sector equality duty. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equalities Act 2010.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
40. The Equalities Act 2010 explains that having due regard for advancing equality involves:
- Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
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- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low

41. The Equality Impact Assessment in relation to the proposed closure of Burton Stone Community Centre identifies that the overall impact is minimised due to the re-provision of community space and the following additional considerations have been addressed:
 - a) If the new proposed community space has not met the needs of a group then permanent relocation has been agreed in consultation with the users.
 - b) Temporary relocation of user groups between when the centre closes and the new centre opens is yet to be defined exactly, therefore an action has been recorded to monitor any impacts.
42. The Equality Impact Assessment dated 14th August 2017 is attached as **Annex 2**.
43. The expansion of Marjorie Waite Court forms part of the Older Persons' Accommodation Programme and therefore the Equality Impact Assessment relating to those changes is the subject of regular review.

Financial

44. The overall capital cost of the development is anticipated to be £6.667m, of which £1.018m has been set aside from the Older Persons accommodation project to fund the enabling works and replacement community facilities.
 45. The capital cost of the enabling works and the new community facilities, which enable the overall development, will be met from the Older Persons' Accommodation Programme and £1.018m capital provision has been made for this purpose. Including this provision, £5.3m of commitments have been made against this budget with available resources being £5.8m. The bulk of the capital available to the Older Persons' Accommodation Programme comes from the sale of OPH sites and, to date, these sales are anticipated to generate receipts of at least £8.5m.
 46. It is proposed that the bulk of this investment is an HRA development and primarily funded from HRA resources. The estimated HRA development costs for 2,990 m² of accommodation plus landscaping, etc, are £5.649m at Q2 2018 prices. This cost per home (£171k) is comparable to the cost of the Glen Lodge extension (£172k per home at the same price base).
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47. The HRA would need to appropriate for planning purposes from the General Fund the Land at Burton Stone Community Centre, the value of which is calculated at £350,000. This will result in a debt adjustment reducing General Fund costs by £14k with an equal increase to HRA debt costs. Once more, this is a comparable land cost to that incurred for the Glen Lodge extension.
48. It is proposed that the HRA capital funding would be a combination of eligible right to buy receipts at £1.7m and the balance of £3.9m to come from investment reserve and/or capital receipts.
49. The scheme will provide new social housing and therefore eligible right to buy receipts can be used to fund up to 30% of the overall cost (£1.695m). The balance of £3.954m can be funded from other Housing capital resources.
50. In 2013 Members agreed to the creation of an investment reserve totalling £20m to support new house building across the city. There remains £4.056m unallocated. There are also £8.2m available from general housing capital receipts and commuted sums that can be used to fund the expenditure. The future funding of council houses will be reviewed this year as part of the Housing Business Plan review.
51. Should the ten apartments in the development be disposed of by way of Shared Ownership lease in return for receipt of a Premium payment, the target lease premium values, based on external advice, of between £200 and £335 per square foot have been achieved locally and, therefore, we have modelled the Shared Ownership disposal of ten dwellings (2 x two bed and 8 x 1 bed) to generate a receipt, less the cost of sale, of approximately £1.2m.
52. The other properties will be rented out under the normal Council Secure Tenancy Agreement and Basic Rent will be charged at c£71 per week (to match existing homes at Marjorie Waite Court). In addition there will be charges to reflect the cost of service charge and care. The service charge is not yet calculated but is likely to increase to match the charges levied at other Extra Care schemes in the city. This will contribute a gross rent of £124k which reduces to £88k following management costs and repairs. This reduces to £74k once the debt charge adjustment is taken into account.
53. Assuming full occupancy and long term rents increasing by 2% per annum the payback period to notionally repay the £3.954m balance of funding would be 34 years excluding the additional debt costs. The balance of funding and the time it takes to repay will reduce should five apartments be sold into Older People's Shared Ownership.

54. The revenue cost of the new extra care provision associated with the extension will be met from charges to customers and from the Older Persons' Accommodation Programme budget.

Legal

55. Section 122 of the Local Government Act 1972 authorises the Council (through approval from the Council's Executive) to appropriate to another purpose any land owned by the Council which is no longer needed for the purpose for which it was held by the appropriation. Since it is proposed to substantially redevelop the site, it is recommended that the site is appropriated for 'planning purposes' to facilitate its redevelopment. The Council is registered as the owner of the site at the Land Registry and the register of title does not refer to the site as being subject to any covenants or other encumbrances/third party rights that should prevent redevelopment (apart from an easement granted in 1988 to a water supply company, which has since been taken over by Yorkshire Water, for the installation and use of a water main through part of the site pursuant to a deed which prohibits interference with that water main or building over/in the immediate vicinity of it). However the site could potentially be subject to any unknown/unregistered encumbrances.
56. The Council's Executive is entitled to appropriate for planning purposes land owned by the Council if it is considered that the appropriation either:
- (i) will facilitate the carrying out of development, redevelopment or improvement on the land which is likely to contribute to the promotion or improvement of economic, environmental or social well-being of the Council's area or
 - (ii) is required for a purpose necessary to achieve in the interests of the proper planning of the area in which the land is situated.
57. Section 237 of the Town and Country Planning Act 1990 authorises the development/redevelopment of land acquired or appropriated for planning purposes if the development is carried out in accordance with planning permission notwithstanding that the development/redevelopment interferes with or breaches encumbrances or third party rights over the land such as rights of way, other easements or covenants restricting use/development. The beneficiaries of those rights cannot use their rights to prevent development authorised by planning permission – instead they would be entitled to claim compensation from the Council for the interference with those rights. However Section 237 does not authorise interference with the rights of statutory undertakers such as Yorkshire Water so any redevelopment of the site should be carried out so as to not breach the

Council's obligations under/interfere with Yorkshire Water's rights under the 1988 deed referred to above.

58. As appropriation for planning purposes could interfere with unknown third party rights that may potentially currently affect the site (including private property rights protected by the European Convention on Human Rights) before making a decision on this point Executive must consider and be satisfied that any such interference is justified and proportionate when balanced against the benefits to the community which would be delivered by the proposed redevelopment.
59. Land appropriated for planning purposes can be redeveloped for Council-owned housing and held within the Housing Revenue Account.
60. The Centre, or at least part of it, has probably been used by the public for recreational purposes and would therefore be classed as 'open space' pursuant to Section 336 of the Town and Country Planning Act 1990. Section 122(2A) of the Local Government Act 1972 requires that the Council publish a notice in a local newspaper in two consecutive weeks and give due consideration to any comments/objections received before it appropriates/changes the use of any open space land belonging to it. Accordingly a notice advising of the proposed appropriation of the Centre for redevelopment as an extension to Marjorie Waite Court was published in 'The Press' on 3rd and 10th July, requesting that any comments/objections be submitted by 26th July. No comments/objections have been received.
61. With regard to the Older People's Shared Ownership opportunities, Section 32 of the Housing Act 1985 requires that the consent of the Secretary of State (for Communities and Local Government) is obtained before the Council can dispose of any interest (including the grant of a lease) in property held for housing purposes.
62. Under Section 32 of the Housing Act 1985 the Council needs the consent of the Secretary of State (for Communities and Local Government) to dispose of housing property ('dispose' includes the grant of a lease although consent is not required for the grant of a secure tenancy). A General Housing Consents Order ("the Order") gives Secretary of State consent in certain circumstances, including for the disposal of dwellings at market value. If the Council wished to dispose of dwellings for less than market value (except in accordance with Right to Buy) then it would need to specifically apply for and obtain Secretary of State consent. Paragraph A3.3.1 of the Order gives consent to the disposal of a dwelling to someone who intends to use it as their only or principal residence provided that the purchase price is not less than the full market value minus the minimum discount which would be applied if the disposal were in accordance with Right to Buy.

Similarly paragraph A3.5.1 of the Order permits (but does not oblige) the Council to give a discount on the 'sale price' when disposing of a dwelling by way of a shared ownership lease provided that the discount cannot exceed the minimum discount which would be applied if the disposal were in accordance with Right to Buy. However if the Council wants instead to waive the collection of rent for the share which the leaseholder/tenant does not own, then this would fall outside the Order and consent for that would need to be specifically obtained from the Secretary of State. It is hoped that consent would be obtained in these circumstances.

63. Alternatively, if the Council ensures that full market value is obtained (or that the only discount given to a Shared Ownership leaseholder is one which does not exceed the amount of the minimum Right to Buy discount) then specific consent will not need to be obtained from the Secretary of State.
64. As the proposed Shared Ownership leases of some of the apartments will be granted for a Term of more than 21 years, those will be classed as 'long leases' and therefore those leaseholders will not be secure tenants. (However the other tenants of the non-shared ownership apartments and bungalows will be secure tenants under the Housing Act 1985. Once someone has been a secure tenant for at least 5 years they normally can exercise the 'Right to Buy' (the freehold of a house or be granted a 125 year lease of a flat/apartment at a discounted price). However Schedule 5 of that Act excludes the Right to Buy where the dwelling is one of a group of dwelling houses which are particularly suitable for occupation by elderly persons (having regard to design and other features) and which the landlord normally lets to elderly persons or physically disabled persons and also excludes it if the dwelling has features which are substantially different from ordinary dwellings where the landlord normally lets such dwellings to physically disabled persons who receive a social service/special facilities. The Right to Buy should therefore not apply to these proposed new dwellings).
65. A Shared Ownership lease normally allows the leaseholder/tenant to 'staircase' up to owing 100% of the leasehold interest from their initial share by paying further amount(s) to the landlord. Once such a tenant has held the lease for at least 2 years then provided they have staircased up to a 100% interest, then (pursuant to the Leasehold Reform, Housing and Urban Development Act 1993) they have the right to extend the Term of the lease for a further 90 years in return for paying a premium to the Council/landlord if the Premium could not be agreed then it would be determined by the Lands Tribunal.

66. The procurement of any building contractor and any other services or advice from external parties will need to be carried out in accordance with the Council's Contract and Financial Procedure Rules (and also in accordance with the Public Contracts Regulations if the value of the contract exceeds the applicable threshold specified in those Regulations).

Property Services

67. The capital asset board has considered alternative uses of the site with two options being considered in detail. Both options include a small community facility to reflect the needs identified from the user consultation;
- a) Extension to Marjorie Waite Court
 - b) New general needs housing
68. Both options were reviewed by the Director of Health, Housing and Adult Social Care and the Executive Member who concluded that the preferred option was using the land so that an extension can be built to Marjorie Waite Court Extra Care scheme because this will deliver much needed accommodation with care for older people, will deliver operational efficiencies in the running of Marjorie Waite Court and, via the move of residents to the new Extra Care Homes, will free up much needed family homes. This option also delivers the best overall financial advantage for the General Fund.
69. The decision was taken in the knowledge that family homes are also needed in the city and work is underway as part of the Housing Delivery Programme to address this need.
70. Therefore, it is concluded that the option to extend Marjorie Waite Court Extra Care scheme is the preferred and recommended option as it delivers strategic, service and financial benefits and there are investment resources available to fund it.
71. Market valuation advice received in July 2016 showed that the nearby Bootham Green development created out of the former Shipton Street School buildings and comprises 38 homes of which nine were affordable (three for discount for sale and six social rented), was, completed in 2014 and sold extremely well with all units reserved well before completion. Sales of new builds typically were £200-£250 per sq ft capital value. Advisers also note that "one of the three bed new build houses which we are told sold originally for £230,000 (£203 per sq ft capital value) currently is under offer as a second sale at £380,000. This devalues to £335 per sq ft capital value, an increase in two years of over 65%". Therefore, it would be sensible but prudent if we target a 2019 value of £300 per sq ft for modelling purposes – i.e. £171,000 for

a one bed home and £206,000 for a two bed roomed home, minus a 25% discount, and update this closer to the point of sale in 2019.

Human Resources

72. There are two part time employees (FTE 1.1) who will be at risk of redundancy from the closure of the Centre. Both employees are ‘Community Centre Facilitator’s’ in the Children, Education and Communities Directorate. Consultation with the staff and unions remains ongoing and formal consultation would commence immediately following a formal decision on closure. Any impact on staff will be supported by the Supporting Transformation change management policy.

Other Implications

73. There are no other implications arising from this report.

RISKS

74. These proposals have risks associated with them; these have been identified, will be kept under review and will be carefully managed. However, because the authority has done this before, and followed a similar process, it is believed that these risks are manageable.

ref	Risk	Mitigating Action
a)	A delay to the opening of the Burnholme development would have a direct impact on the timetable for the closure of the Burton Stone Centre and the construction of the Marjorie Waite Court extension.	All stakeholders are fully aware of this risk and with early communication the impacts can be easily managed. Both projects are carefully monitored and the inter-dependency managed.
b)	Income for the new community facility does not cover its running costs. The revenue expectations for the new community facility have been based on a self financing basis, assuming that user groups will be relocated during the demolition and return to the new community facility at Marjorie Waite Court. The risk is that user groups do not return and new income streams are	This risk will be mitigated by directly involving the community and existing user groups in the programming of the facility.

ref	Risk	Mitigating Action
	needed to offset costs.	
c)	Relocation options for existing Community Centre user groups are developing; however there is a risk that suitable alternative facilities are just not available to meet the needs of every user group. Price of alternative facilities is also a barrier to groups.	This risk is being mitigated by officers having early discussions with group leaders and community venues audits to match relocation options.
d)	Building costs exceed the budget provided.	Building cost risks have been considered and the proposed designs have been the subject of external cost-review, value engineering and presented as Q2 2018 prices. A competitive tendering exercise will seek best value for the construction work
e)	Programme delivery and management delays.	The project will be carefully managed as part of the Older Persons' Accommodation Programme, with oversight by the Programme Board and regular progress reporting to Executive Committee.

Contact Details

Author:		Chief Officer responsible for the report:	
Roy Wallington Programme Director, Older Persons' Accommodation Tel: 01904 552822 roy.wallington@york.gov.uk Andy Laslett Strategic Services Manager Tel: 01904 553370 andrew.laslett@york.gov.uk		Martin Farran Corporate Director of Health, Housing and Adult Social Care	
		Report Approved	<input checked="" type="checkbox"/> Date 15 th August 2017
Specialist Implications Officer(s)			
Legal – Gerry Allen (Ext 2004) Finance – Patrick Looker (Ext 1633) Property – Philip Callow (Ext 3306) Human Resources – Claire Waind (Ext 4519)			
Wards Affected: Clifton			
For further information please contact the authors of the report			

Annexes

Annex 1 – Consultation Report
 Annex 2 – Equality Impact Assessment
 Plan of the Marjorie Waite Court and Burton Stone Community Centre site
 Indicative drawings of the Extension to Marjorie Waite Court

Background Papers:

19 July 2011	Report to Executive giving formal approval for the commencement of the Programme.
1 Nov 2011	Report to Executive giving the results of consultation and proposed a programme of closures, supported by a further consultation period on proposed closures of Oliver House and Fordlands.
10 Jan 2012	Report to Executive authorising consultation with staff, residents and their families and carers on proposal to close Fordlands and Oliver House, including changes to day care services as a result. Recommendation to close Fordlands and Oliver House.
15 May 2012	Report to Executive noting the successful homes closure and transition for residents

4 June 2013	Report to Executive seeking agreement on modernisation programme. The Council to fund the building of the two new care homes and so retain ultimate ownership of the buildings and the land with care homes designed, built, operated and maintained by an external provider.
3 Mar 2015	Report to Executive seeking approval of revised proposals based on creating new Extra Care Housing and reforming the Council's existing ECH stock; building a new care home on the Burnholme site as part of wider health and community facilities; and working more closely with current care providers to deliver more specialist dementia accommodation across the city.
30 July 2015	Report to Executive seeking approval of the Business Case for the Older Persons' Accommodation Programme and agreement to proceed.
29 Oct 2015	Report to Executive providing the results of the consultation undertaken with the residents, relatives and staff of Grove House and Oakhaven residential care homes to explore the option to close each home with current residents moving to alternative accommodation. Executive agreed to close Grove House and Oakhaven.
29 Oct 2015	Report to Executive regarding securing a viable future for the Burnholme school site in Heworth ward. Following extensive public consultation Members agreed to sanction further work to identify partners to progress the continued community and sports use of the site, complemented with wider health and enterprise services, the building and operation of a residential care home for older people and the provision of housing.
3 rd Dec 2015	At the Executive Member for Economic Development and Community Engagement decision session investment in the city's Community Centres was considered and, as part of those deliberations, it was agreed "the commencement of a consultation programme to identify Clifton residents' needs for future provision".
19 May 2016	Report to Executive that obtained consent to begin to deliver the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site (the Site) in Heworth ward.
14 July 2016	Report to Executive by the Director of Adult Social Care. Agreement to move forward with examination of the development potential for Lowfield, alternatives to closure of Haxby Hall and sanction to consult on the closure of a further two older persons' homes.

28 th Sept 2016	Report to the Audit & Governance Committee by the Programme Director, Older Persons' Accommodation, providing an update on progress of the Programme and actions taken to address External Audit recommendations.
24 th Nov 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received the results of the consultation undertaken with the residents, relatives and staff of Willow House residential care homes to explore the option to close the home with current residents moving to alternative accommodation, and agreement to close Willow House and sell the site.
7 th Dec 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The report obtained consent to complete the next phase of delivery of the Burnholme Health & Wellbeing Campus including sanction for the investment of £4.73m in new and refurbished community and library facilities, subject to Department for Education (DfE) approval to dispose of redundant land, as well as £200,000 in urgent repairs and works to the sports facilities on site.
9th Feb 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive agreed to sell the site of the former Fordlands Road older persons' home to Octopus Healthcare who propose to develop a residential and nursing care home on the site.
16 th March 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received an update on progress made towards delivering health & wellbeing services at Burnholme and agreed to enter into a long lease with a care home developer over a portion of the Burnholme Health & Wellbeing Campus site. Executive also agreed to enter into a head lease over the Community & Library facilities and the disposal of the Tang Hall Library site.
16 th March 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received an update on progress made towards delivering an Extra Care facility at Oakhaven on Acomb Road. Executive agreed to sell the Oakhaven site to an Extra Care developer. As part of this procurement the Council will secure nomination rights to 25 affordable rented and discount sale apartments.

Annex 1 – Consultation Report

BURTON STONE COMMUNITY CENTRE (BSCC) CONSULTATION

BACKGROUND

On 3 December 2015, the Executive Member for Economic Development and Community Engagement approved that a consultation exercise should be carried out to identify what the future need for community centre provision is in Clifton.

APPROACH & TIMESCALE

In consultation with the lead member for community centres it was agreed to conduct the consultation in a number of stages:

Launch – Provide users and the public with the problem the Council is facing and in a transparent way provide background information and detailed financial information on the current operating model for BSCC

Stage 1 – Consultation with all the current users of the facility to establish what the impact would be if BSCC were to close and could the groups be relocated to a suitable venue

Stage 2 – Wider consultation with all Clifton residents, following the results of stage 1 and a proposal for the future use of the centre and site

Timetable of consultation and wider project milestones	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017
Launch	■					
Stage 1		■	■			
Stage 2				■	■	
Reporting & decision						■

LAUNCH OF CONSULTATION – MARCH/APRIL 2016

The consultation was launched in March 2016 with two meetings to explain the issue facing the Council. One meeting was targeted towards regular users of the centre and the other to general members of the public.

Appendix A shows the presentation of the key messages at those meetings and Appendix B the initial questions asked.

STAGE 1

The focus for stage 1 was to identify all regular users and their essential and desirable needs to offer a suitable alternative venue. Every group was offered a face to face meeting which enabled the Council to explain the current situation and through discussion understand the group's needs.

With over 20 groups this took some time and required site visits to watch some group's activities to ensure we truly understood their needs.

The next step was to research and map all other possible buildings which groups could be relocated to. A lot of this work had already been done and captured under the community venues map [this can be found at https://www.york.gov.uk/info/20146/community_venues/1352/community_venues], but locally in Clifton a fresh search was done to establish availability and pricing.

The process of matching each group's need with potential venues then took place and required dialogue with each user group to establish their view on the matching, until a suitable alternative was agreed.

RESULTS OF THE CONSULTATION LAUNCH AND STAGE 1

The launch of the consultation was well attended by over 70 users attending the meeting. The resident meeting was less well attended with only 10 people attending the meeting.

General feedback from the presentation was hostile to change with the view that the Council should be providing and paying for community centres.

Stage 1 has seen engagement with the 19 user groups to identify essential and desirable needs to ensure the continuation of their activity. Table 1 summarises those discussions and demonstrates that only seven groups have agreed with a permanent relocation to a suitable alternative venue.

Table 1:

User Group	Needs Identified	Relocation options being investigated	Group Agreed
Coronary Support	Yes	Burnholme gym	Agreed
CYC - Adult Social Care commissioners	Yes	Burnholme Site	Agreed

User Group	Needs Identified	Relocation options being investigated	Group Agreed
Badminton group (Mon3pm)	Yes	Choice of : Energise, York RI, Burnholme	Agreed
Badminton group (Tues10am)	Yes	Choice of : Energise, York RI, Burnholme	Agreed
Badminton group (Wed 8pm)	Yes	Choice of : Energise, York RI, Burnholme	Agreed
Danesgate School	Yes	Already use multiple venues across the city	Agreed
CYC Mediation (Family)	Yes	Referred to community venue map for options	Agreed

CONCLUSION OF STAGE 1

The conclusion after stage one is that there is still a problem with securing a permanent suitable alternative venue for 12 groups which suits their needs and is affordable and can be seen in table 2.

Table 2:

User Group	Needs Identified	Relocation options being investigated	Group Agreed
Accessible Arts media Office facility & activities including; Imuse, Able Web, Hands & Voices, IMPS.	Yes	A - Burnholme B - Remain at BSCC C - Other community venue Rejected: Greenworks, Fordlands, Lowfields	Still being developed
Reflex Dance Group	Yes	A – Vale of York Academy B - Clifton Sports Club	Still being developed
Slimming World	Yes	A – Vale of York Academy (formally Canon Lee School) Community room B - Clifton Sports Club	Still being developed
Football Tots	Yes	Community centre options	Still being developed
Ebor Textiles Thur 10-3pm	Yes	Community centre options	Still being developed
Speakability	Yes	Libraries	Still being developed
Whiz Kids Wheel chair sessions	Yes	A - Burnholme B – Moor lane	Still being developed

User Group	Needs Identified	Relocation options being investigated	Group Agreed
Embroiders Guild	Yes	List of Pocklington venues sent as this is where they want to be	Still being developed
Loose Ends	Yes	List of Pocklington venues sent as this is where they want to be	Still being developed
Young Embroiders	Yes	A - Libraries B – Community centre options	Still being developed
United Response Training	Yes	Referred to community venue map for options	Still being developed
NASS (National Ankylosing Spondylitis Society)	Yes	A - York RI B - Burnholme gym C - Energise dance studio D – White Cross Lodge E – Local schools	Still being developed

Therefore, in the development of ideas for the reuse of the BSCC site, it was clear some form of community space was required to address the existing group's needs.

Before stage 2 could commence, the project needed to work up a number of options for the redevelopment of the site to include a community space.

This was completed during late 2016 with a preferred solution which could then be consulted on at stage 2.

STAGE TWO

Stage two was to engage all residents of Clifton in order to inform them of the proposals and gather their feedback and views on the proposed plans.

A leaflet was created and delivered through letterboxes to residents in the area. The leaflet included a brief description of the proposals, a picture of the plans and space for feedback to be written and with an address to post it to. It also included a website which contained all the information and an opportunity to fill in a consultation feedback form online.

Stage two also included face to face consultation with the local community. These were held as drop in style events. The reason for this was to facilitate one to one discussion and allowed for concerns and questions to be answered on an individual basis.

Dates and times of drop in sessions were included on the leaflet. The drop-in sessions took place on:

Wednesday 8th February, 10am-12pm
 Tuesday 14th February, 4pm-6pm
 Thursday 16th February, 5pm-7pm.

RESULTS OF THE CONSULTATION STAGE 2

PROFILE OF RESPONDENTS

The consultation attracted 44 responses, written and online. This represents only 1% of the total users at Burton Stone Lane Community Centre. Most respondents did not fill in the online consultation form fully, which will also misrepresent some of the data featured in this section.

Many respondents did not identify their use for the community centre, meaning this sample of respondents is also under-represented.

	Total	Percentage
Sport/Exercise	6	50%
Dance	2	16.67%
Youth	1	8.33%
Weight Class	1	8.33%
Arts and Crafts	2	16.67%
Total:	12	
Other		
Physiotherapy		
Dance Parents		
Support Worker		
Resident Association Meetings		
General Use		
Total: 19		

LOCATION OF USERS

Respondents were asked to provide a postcode of their address. The postcodes given provide an insight into where users are coming from to use the facilities at the community centre. The postcodes provided show that the majority of users are from the local area, residing in Clifton or Rawcliffe and Clifton Without Wards. Some users travel further, with one postcode as far as Appleton Roebuck and Church Fenton. However, some respondents skipped

this section and did not leave a postcode, this could provide a possibility that some users travel from other areas not shown in the table below.

Ward	Number of responses
Acomb Ward	0
Bishopthorpe Ward	0
Clifton Ward	25
Copmanthorpe Ward	0
Dringhouses & Woodthorpe Ward	1
Fishergate Ward	1
Fulford & Heslington Ward	0
Guildhall Ward	0
Haxby & Wigginton Ward	0
Heworth Ward	0
Heworth Without Ward	0
Holgate Ward	1
Hull Road Ward	1
Huntington & New Earswick Ward	1
Micklegate Ward	0
Osbalwick & Derwent Ward	0
Rawcliffe & Clifton Without Ward	2
Rural West York Ward	0
Strensall Ward	0
Unknown	0
Westfield Ward	0
Wheldrake Ward	0
Total	33

FEEDBACK ON PROPOSALS

In summary, the feedback highlighted;

- The plans are sensible and a good idea as the current community centre is no longer sustainable or fit for purpose
- The plans will create a much needed boost for the community
- The plans look good and there is a desperate need for housing for the elderly needing support in this area
- The size of the room (at 150m²) is not adequate and will not meet the needs of the community groups it will serve
- The shape of the room (a rectangle) is not satisfactory
- There is not enough storage space
- Parents and guardians need a waiting area

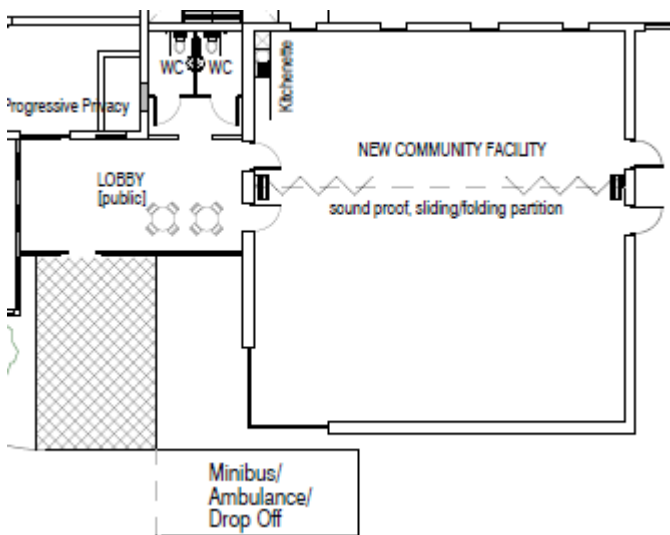
- The landscaped garden is too big; the space could be used to make a bigger community room
- It is not fair to unsettle and disrupt users who are happy at the centre
- It is a shame that the same resources won't be on offer
- Twelve parking spaces will encourage users to drive
- Trees shouldn't be planted near the parking spaces as in autumn the leaves will make the path slippery
- Noise from community space could affect Marjorie Waite Court Residents

In order to address these concerns, it was made clear that plans were only indicative and were on display to provide an indication of how the community room would be incorporated into the extension of Marjorie Waite Court (MWC) Extra Care Scheme. Feedback from the consultation will be shared with the designers who will try to incorporate people's views into the final design.

CONCLUSION OF STAGE 2

1% is a low response; however door knocking confirmed leaflets had been received in the local houses around the centre, therefore conclusion is that the proposal is accepted with no major objections.

Feedback from the consultation has been shared with the designers who have incorporated people's views into a revised design as shown below.



The dimensions of the proposed community facility have increased from 150m² to 172m² to reflect the need to have a sound proof sliding partition to create two activity spaces.

The activity hall has a total area of 172sqm, made up of:

Area1 – 68sqm

Area2 – 104sqm

A separate WC and lobby of 28sqm outside the main activity space supports parents who may need to wait for their children that are taking part in activity.

The floor to ceiling height of the activity hall is estimated at 4.5m.

These design changes will allow relevant groups to be programmed back into the new community facility as can be seen by the example timetable below.

<u>Example time table of use for a new community space</u>														
	Mon		Tues		Wed		Thur		Fri		Sat		Sun	
	Room 1	Room 2	Room 1	Room 2	Room 1	Room 2	Room 1	Room 2	Room 1	Room 2	Room 1	Room 2	Room 1	Room 2
Morning	Able Web	Danesgate	United Response Training	Burton Stone Bees	Young Embroiders	IMUSE	Loose Ends	Ebor Textiles	Danesgate	IMUSE	Football Tots	Football Tots	Whizz Kids	Whizz Kids
Afternoon	Able Web	Embroiders Guild	United Response Training	NASS	Danesgate	IMUSE	Loose Ends	Ebor Textiles	Speakability	Free to hire	Free to hire	Free to hire	Whizz Kids	Whizz Kids
Evening	IMPS	Reflex Dance	Reflex Dance	Reflex Dance	Reflex Dance	Hands & Voices	Slimming World	Slimming World	Reflex Dance	Reflex Dance	Free to hire	Free to hire	Free to hire	Free to hire

Table 3 below, shows the latest position confirming all groups have been found a long term solution. However, work is still being undertaken to secure temporary accommodation during the building period. It will become easier closer to the time to secure bookings for temporary accommodation.

Table 3:

User Group	Long-term Solution Identified	Temporary Relocation Identified
Coronary Support	Yes	Not required as permanently relocated
CYC - Adult Social Care commissioners	Yes	Not required as permanently relocated
Badminton (Mon3pm) Badminton (Tues10am) Badminton (Wed 8pm)	Yes	Not required as permanently relocated
Danesgate School	Yes	Yes
CYC Mediation (Family)	Yes	Yes
Accessible Arts Media office	Still looking at options	Still being developed

Accessible Arts Media activities	Yes	Still being developed
Reflex Dance Group	Yes	Still being developed
Slimming World	Yes	Still being developed
Football Tots	Yes	Still being developed
Ebor Textiles Thur 10-3pm	Yes	Still being developed
Speakability	Yes	Still being developed
Whiz Kids Wheel chair sessions	Yes	Still being developed
Embroiders Guild & Loose Ends	Yes	Still being developed
Young Embroiders	Yes	Still being developed
United Response Training	Yes	Still being developed
NASS (National Ankylosing Spondylitis Society)	Yes	Still being developed

Appendix A – Copy of presentation in March 2016 to launch the BSCC consultation



Burton Stone Community Centre



Burton Stone Community Centre

AGENDA:

- Consultation time-table
- Short term position
- Why the need for change?
- Consultation – focus on identifying needs
- What could the future look like?
- Feedback and questions



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Consultation plan / timetable:

- 29 March 16 – initial public meetings
- April & May 16 – ongoing consultation
- June 16 – close consultation
- Summer/autumn 16 – options appraisal for future provision for the site



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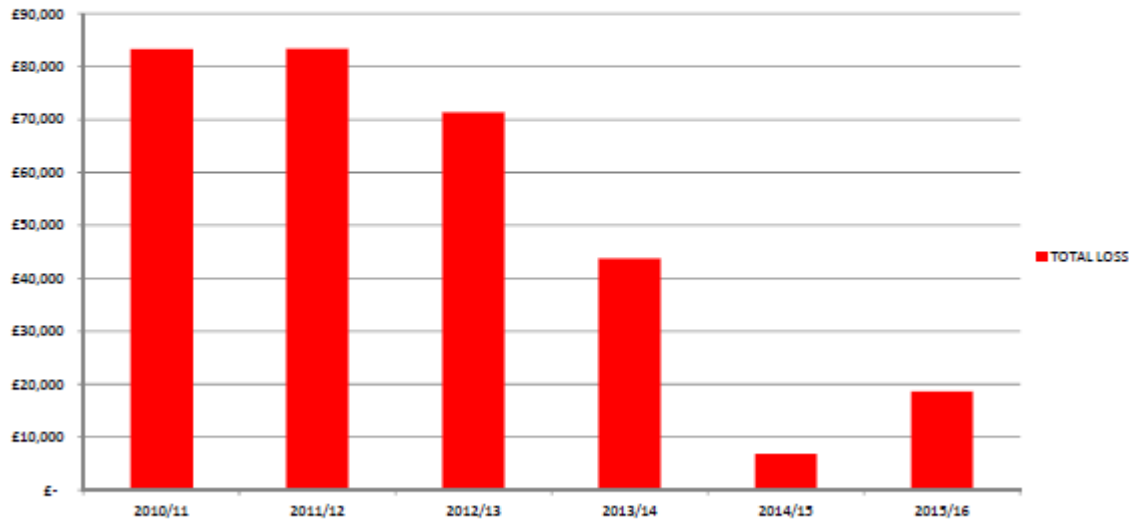
Burton Stone Community Centre

Short term position:

- The Council will continue to operate the centre in the immediate future, but must start planning for the long-term.
- Over the next 12-18 months the Council wants to look at all the possible options to provide Clifton residents with access to community spaces that are fit for purpose.
- We also seek volunteers to become part of an ongoing consultation group to ensure resident views remain at the forefront of this project.



Total £ losses between 2010 to 2016

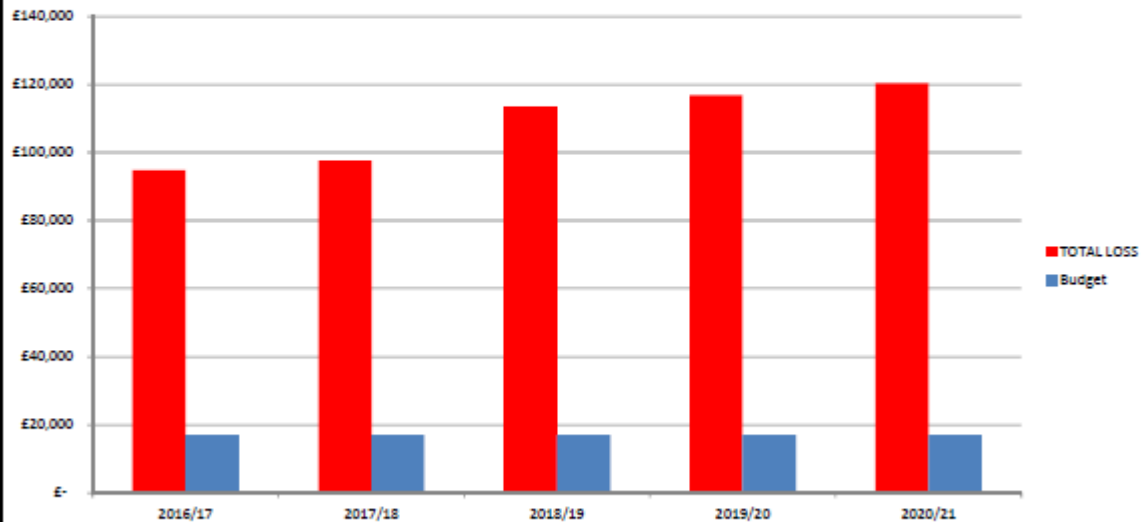


Burton Stone Community Centre Accounts - 5 year forecast

	2016/17	2017/18	2018/19	2019/20	2020/21
Total Income	-£ 50,000	-£ 51,500	-£ 40,045	-£ 41,246	-£ 42,484
Gross Expenditure					
Staffing costs	£ 33,004	£ 33,995	£ 35,014	£ 36,065	£ 37,147
Utility Costs	£ 19,949	£ 20,547	£ 21,164	£ 21,799	£ 22,453
Premises	£ 22,123	£ 22,787	£ 23,470	£ 24,175	£ 24,900
Operating Costs	£ 5,048	£ 5,199	£ 5,355	£ 5,516	£ 5,681
Lifecycle replacement	£ 64,602	£ 66,540	£ 68,536	£ 70,592	£ 72,710
Total Expenditure	£ 144,726	£ 149,068	£ 153,540	£ 158,146	£ 162,890
TOTAL LOSS	£ 94,726	£ 97,568	£ 113,495	£ 116,900	£ 120,407
Budget	£ 17,000	£ 17,000	£ 17,000	£ 17,000	£ 17,000



Forecast Accounts for next 5 years



Principles of community engagement:

- The focus will be to start from a blank sheet of paper, disregarding the current buildings.
- Need to establish - What current needs do residents have for community space in Clifton?
- We will ensure a true range of Clifton residents are engaged from young to older people, families, Clifton Resident Association and especially hard to reach groups.



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Burton Stone Community Centre

The challenge:

- Following the consultation the aim will be to match what residents and existing users have told us they need with a solution that is affordable and can be managed by the local community going forward.
- It is important that the future management of any new arrangements are community led, like the rest of the Council's community centres.
- Ideally, we can produce a menu of requirements with a menu of options for consideration. Nothing should be discounted at this point and all ideas are welcomed.



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Burton Stone Community Centre

Future site possibilities: - It is important to be honest with residents about realistic and viable options. Current thinking on options:

A = Ideas from consultation

B = Use the land to raise capital for investment

C = Extend Marjory Waite Court, to provide more elderly care homes; With integrated community facilities e.g. Health and Wellbeing Studio



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Burton Stone Community Centre

Summary of key messages:

- For the next 12-18 months the building will continue to be operated in the usual way
- The current building is not fit for purpose or financially sustainable and will become a drain on Council resources that could be put to better use
- The council understands the value of community facilities and wants to work with the local community to find a long term sustainable solution
- The priority is to understand local residents needs for future community space, whilst maximising the use of the wards existing community buildings or appropriate citywide facilities before seeking new facilities

Appendix B – Copy of initial questions asked at launch consultation event

To start the engagement process the following questions are being discussed with individuals, groups, schools and users:

Q1: Disregarding the existing Burton Stone Community Centre what do you feel is needed in for the Clifton area?

Activities.....

Clubs/Society.....

Physical spaces.....

Other.....

Q2. Which community spaces do you currently use in Clifton?

E.g. BSCC, Library, school, church hall.....

Q3. Where is the best location for a community centre/space in Clifton?

Location.....

Q4. Would you be interested in joining a group of local residents to work with the Council on this project?

Name..... Contact details.....

Annex 2 – Equality Impact Assessment

City of York Council

EQUALITY IMPACT ASSESSMENT

1	Name and Job Title of person completing assessment	Andy Laslett – Strategic Services Manager
2	Name of service, policy, function or criteria being assessed	Closure of the Burton Stone Community Centre (BSCC) and relocation of community user groups.
3	What are the main objectives or aims of the service/policy/function/criteria?	<p>Burton Stone Community Centre is located within Clifton and is housed in a set of old 1940s school buildings. The centre is used by a variety of community groups (approximately 20) such as Reflex Dance Group and York Coronary Support Group.</p> <p>The proposal is to close the Community Centre due to rising financial costs, and to give room for the extension of the neighbouring Marjorie Waite Court, an extra care facility.</p> <p>The deteriorating conditions due to the age of the Burton Stone Community Centre has led to these increasing financial costs; it is estimated that in 2018/19 the Community Centre will see a loss of £113,495, rising to £162,890 by 2020/21. A long term condition survey carried out by a specialist company in 2016 found that the Community Centre required investment of over £300,000 over the proceeding 5 years, but this does not include replacing the outdoor multi-games court which remains closed due to health and safety issues. It was in light of this that the decision to close the Community Centre is proposed.</p> <p>The Marjorie Waite Court extension will</p>

		<p>see 33 new rooms for residents. This forms part of the Older Persons' Accommodation Programme, which seeks to improve care provisions for older persons in York. Included within the extension plans is a 172m² community space. This will be open to the public for the use of community groups, furthermore it is hoped it will act as an information point for residents of a deprived area.</p> <p>The policy therefore seeks to</p> <ol style="list-style-type: none"> 1. Close the high cost Burton Stone Community Centre 2. To relocate all user groups with most returning to the new facility in 12-18 months time. 3. Some users will need to be relocated permanently as the small community space can not cater for their needs.
4	Date	14 August 2017

Stage 1: Initial Screening	
5	<p>What evidence is available to suggest that the proposed service/policy/function/criteria could have an adverse impact on quality of life outcomes (as listed at the end of this document) for people (both staff and customers) with protected characteristics? Document the source of evidence, (e.g. past experience, anecdotal, research including national or sectoral, results of engagement/consultation, monitoring data etc) and assess relevance of impact as: Not relevant / Low / Medium / High.</p>

Protected Characteristic		Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
		Cust	Staff	Cust	Staff	Customers	Staff
a	Race	X	X			Consultation included all customers	Consultation with staff

Protected Characteristic		Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
		Cust	Staff	Cust	Staff	Customers	Staff
b	Religion/Spirituality/ Belief	X	X			Consultation included all customers	Consultation with staff
c	Gender	X	X			Consultation included all customers	Consultation with staff
d	Disability		X	H		BSCC is utilised by a variety of community groups whose purpose it is to support those with disabilities and other health issues, these include Speakability , Whiz Kids Wheel Chair Sessions, CYC adult social care services. The closure of BSCC means these groups will lose their primary meeting place, however	Consultation with staff

Protected Characteristic		Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
		Cust	Staff	Cust	Staff	Customers	Staff
						plans are in place to ensure their relocation. See specific adult social care EIA for the impact to their customers.	
e	Sexual Orientation	X	X			Consultation included all customers	Consultation with staff
f	Age		X	M		A number of the community groups who use the centre either target or are reserved for specific age ranges, such as Football Tots which is open to 2-4 year olds only, or the York Coronary Support Group which is aimed primarily towards older persons.	Consultation with staff

Protected Characteristic		Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
		Cust	Staff	Cust	Staff	Customers	Staff
						Furthermore , the centre is also used by groups such as the Danesgate school, who use the room to give one on one teaching to students undergoing their GCSEs. The schools' students are 5-16 year olds who struggled to succeed in mainstream schools due to social, emotional or behavioural difficulties. These groups are losing their primary meeting place, however, plans are in place to ensure their relocation.	
g	Pregnancy/	X	X			Consultation	Consultation

Protected Characteristic		Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
		Cust	Staff	Cust	Staff	Customers	Staff
	maternity					included all customers	with staff
h	Gender Reassignment	X	X			Consultation included all customers	Consultation with staff
i	Marriage and Civil Partnership	X	X			Consultation included all customers	Consultation with staff
j	Carers of older and disabled people		X	M		As a number of the community groups' purpose is to support the elderly and disabled this will have a clear impact on carers if the groups are no longer able to support those they are caring for. However, current plans will relocate the community groups. Therefore the main issue for carers will	Consultation with staff

Protected Characteristic	Not relevant		L/M/H		Source of evidence that there is or is likely to be adverse impact	
	Cust	Staff	Cust	Staff	Customers	Staff
						be due to the change in travel arrangements. Consultation with all customers and carers was conducted by Adult Social Care in April 2016.

If you assess the service/policy/function as **not relevant across ALL the characteristics**, please proceed to section 11. If you assess the service/policy/function as **relevant for ANY of the characteristics**, continue to Stage 2, Full Equality Impact Assessment.

Stage 2: Full Equality Impact Assessment

6	Are there any concerns that the proposed or reviewed service/policy/function/criteria may be discriminatory, or have an adverse impact on members of the public, customers or staff with protected characteristics? If so record them here	
a	Public/ customers	Yes – possible affects on access to support for a number of disabled, elderly, and young users of the Community Centre.
b	Staff	None

<p>If there are no concerns, go to section 11.</p> <p>If there are concerns, go to section 7 and 8 amend service/policy/function/criteria to mitigate adverse impact, consider actions to eliminate adverse impact, or justify adverse impact.</p>			
7	<p>Can the adverse impact be justified? E.g. in terms of community cohesion, other legislation, enforcement etc. NB. Lack of financial resources alone is NOT justification!</p>		
<p>Customers – Yes. The BSCC is housed in a building constructed in the 1940s, due to its deterioration over time there are a number of safety concerns – namely the closed multi-purpose games court.</p> <p>Furthermore, York currently has an aging population, with a 50% increase in the number of over 75s expected by 2020. The closure of the Community Centre will allow for the expansion of the neighbouring Marjorie Waite Court extra care facility for the elderly under City of York Council’s Older Persons’ Accommodation Programme to help mitigate issues arising from this demographic change.</p>			
8	<p>What changes will you make to the service/policy/function/criteria as result of information in parts 5&6 above?</p>		
<p>There will be no changes to the proposed policy of closing Burton Stone Community Centre, however a number of remedial actions shall be put in place. These will be detailed in item 10.</p>			
9	<p>What arrangements will you put in place to monitor impact of the proposed service/policy/function/criteria on individuals from the protected characteristics?</p>		
<p>It will be important to monitor the process of change with community group leaders to mitigate early any new issues that may arise during the closure of the centre.</p>			
10	<p>List below actions you will take to address any unjustified impact and promote equality of outcome (as listed at the end of this document) for staff and other people with protected characteristics. Consider action for any procedures, services, training and projects related to the service/policy/function/criteria which have the potential to promote equality in outcomes.</p>		
	Action	Lead	When by?
	<p><u>Customers</u></p> <p>We are currently in the process of agreeing new locations for the community groups to use. This begun after extensive consultation with the groups on a one on one basis, in</p>	<p>Strategic Services Manager</p>	<p>By 31 Jan 2018, a full and confirmed relocation plan to be in place.</p>

<p>tangent with consultation with the wider community, in order to ascertain the needs of both users of the community groups and residents, to ensure they were taken into consideration during the planning phase. Successful relocation of these groups will allow them to continue to provide support to their users even in spite of Burton Stone Community Centre's closure.</p> <p>Plans for Marjorie Waite Court's extension include 172m² of community space which will be open to the public. After Burton Stone Community Centre's closure and demolition, and the completion of Marjorie Waite Court's expansion plans, this means that many of the community groups displaced during the closure of the Community Centre can move back into the site and community; meaning for a significant amount of them it will only be a temporary move.</p>	<p>Strategic Services Manager</p>	<p>The existing centre will be vacated by June 2018 so that demolition and construction work can begin.</p>
<p>11</p>	<p>Date EIA completed</p>	<p>14th August 2017</p>
<p>Author: Andy Laslett Position: Strategic Services Manager Date: 14th August 2017</p>		
<p>12</p>	<p>Signed off by</p>	<p>[signature removed for on-line publication]</p>
<p>I am satisfied that this service/policy/function has been successfully equality impact assessed.</p> <p>Name: Charlie Croft Position: Assistant Director for Communities and Culture Date: 14th August 2017</p>		

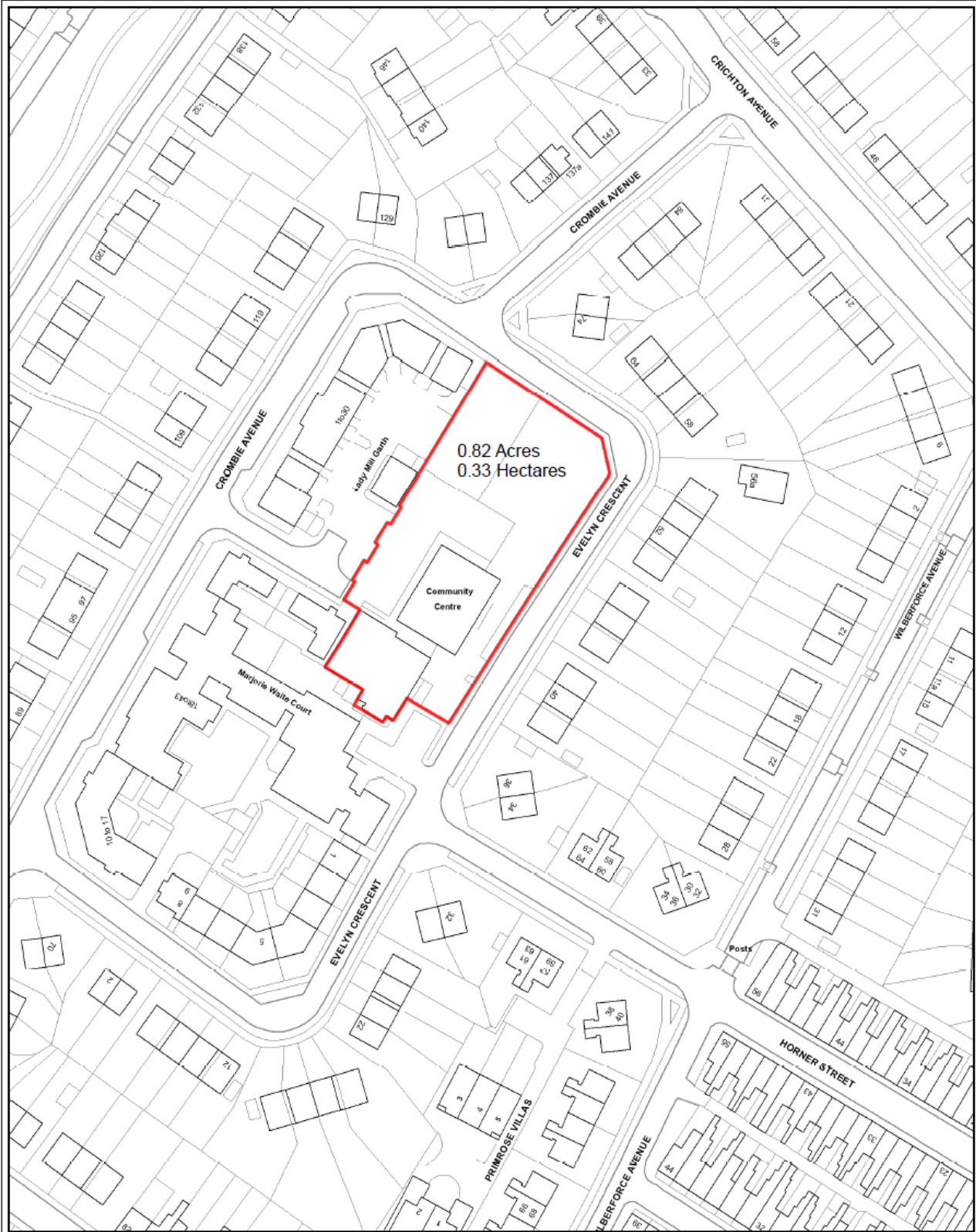
Quality of Life indicators

(aka 'The 10 dimensions of equality')

We must ensure there is no adverse impact in terms of:

- ❑ Longevity, including avoiding premature mortality.
 - ❑ Physical security, including freedom from violence and physical and sexual abuse.
 - ❑ Health, including both well-being and access to high quality healthcare.
 - ❑ Education, including both being able to be creative, to acquire skills and qualifications and having access to training and life-long learning.
 - ❑ Standard of living, including being able to live with independence and security; and covering nutrition, clothing, housing, warmth, utilities, social services and transport.
 - ❑ Productive and valued activities, such as access to employment, a positive experience in the workplace, work/life balance, and being able to care for others.
 - ❑ Individual, family and social life, including self-development, having independence and equality in relationships and marriage.
 - ❑ Participation, influence and voice, including participation in decision-making and democratic life.
 - ❑ Identity, expression and self-respect, including freedom of belief and religion.
 - ❑ Legal security, including equality and non-discrimination before the law and equal treatment within the criminal justice system.
-

Plan of the Marjorie Waite and Burton Stone site



CBSS
*Asset & Property
Management*

Burton Stone Lane Community Centre

SCALE 1:1,250

DRAWN BY: CC

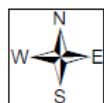
Originating Group:

Asset & Property Management

DATE: 09/09/2015

Drawing No.

E00091



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Indicative drawings of the Extension to Marjorie Waite Court



Ground floor



Upper floors



Proposed SF Plan



Proposed FF Plan