

**CAPITAL PROJECT OUTLINE DOCUMENT**

**2016/17 -2018/19**

THIS FORM IS TO ENABLE MEMBERS TO PUT FORWARD PROPOSALS FOR CAPITAL EXPENDITURE IN THEIR LOCALITY THAT WILL MEET THE STRATEGIC PURPOSES OF THE COUNCIL BY IMPROVING THE ENVIRONMENT / SERVICES /OUTCOMES FOR THE COMMUNITY.

**1) PROJECT DETAILS**

Please provide details of the project

Estimated cost of capital elements of Project: £1,250,000 - £1,500,000 (estimated build cost)

Amount of grant applied for: £600,000 – from current balances

The Community Hub (Chub) is a project to re-build Hagley Community centre to meet an urgent need to replace an out of date and deteriorating community building that is no longer fit for purpose and can only operate to a limited capacity. There is an opportunity to bring about a dynamic change to Hagley and its wider community and neighbourhood. The proposed Chub project aims to bring together the public and voluntary sectors under one roof; maintaining the popular Hagley playgroup, Hagley Theatre Group and well as the meeting hall, café and toilet facilities. This is not an open to the public community centre and is only open or visited for specific community events.

The project recognises that the community is changing fast and the new build must take advantage of the changes that are happening around it. The Hagley Library has a stay of execution from closure with Hagley Parish Council supporting a limited lease agreement, the future is seen within the Chub as an integral part of the building along with the parish office and community meeting space. An aging population needs community care and interaction to eliminate isolation and the symptoms of growing old. With devolution there is a greater need for localised council service, bringing council business away from its administrative centre to the people, reducing service costs and improving service provision.

The vision is a one stop community focal point giving flexible space and an irresistible venue to hold extra community health care though aging well, Bromsgrove Partnership, Age UK, support for dementia, adult education, further education and health and wellbeing support through daytime activity and recreation.

The Chub is visionary and a model that would support inward investment, community engagement and cohesion. Bromsgrove District Council is seen as the Principle Authority supporting betterment and devolved localised power sharing and effective service delivery across a wide scope of disciplines.

Please see the attached document to support the project details.

**2) EVIDENCE AND DEMAND**

"Please evidence how your project has been identified as the way to resolve a problem in the community.

This is to include:

Evidence/data that there is a problem (Complaints/Community Concerns)

Photographs of environment that is to be improved (if applicable)

Advice from the place team in support of the project (if applicable)

What is the problem we're trying to solve? This gives a clear focus to what is needed and what could be achievable.

The problem we're trying to solve is multi-layered and inter-related.

- A growing population and growth in housing development
- A changing demographic profile driven by almost 20% increase in new housing and 40% increase in population.
- An aging population. Increasing single occupancy and increasingly feeling of isolation.
- Public Service spending reviews and reducing public service
- Drive towards Devolution and combined authorities.
- Window of opportunity to future proof public services and stronger communities.
- A Community Centre that is limited in its flexibility, underutilised and time expired.
- A community centre that is facing increasing running costs and repair and maintenance.
- Time limited. Originally built for a twenty five year life but now approaching its 50<sup>th</sup>.
- A changing dynamic community spirit where shared responsibility drives integration and community support

Combining this with a community asset based approach the case proving the case for change is crystallised.

- Train station with links to Birmingham, Worcestershire and the Black Country
- Major Road intersection to the M40, M42, M5 and M6 Motorways linking Birmingham, Worcestershire and the Black Country.
- GP surgery covering the Wyre Forest Health Partnership sharing resources across the north Worcestershire area
- Forward looking and dynamic Community Governance; one of six large settlements outside Bromsgrove Town
- A settled population that is precious over its community
- Community Dial a ride Hagley bus service
- Community shared car drive scheme
- A wide and varied community of self-help groups and charities
- A commercial and retail centre

Demand for change

Public spending reviews, rationalised public services and devolution of power mean a change to much of the public service. Hagley has an aging and changing demographic profile and increasing population. The case for change is driven by opportunity. Not merely to replace what it has with something new but to build something bigger and better but importantly build a stronger more dynamic self-supporting community.

There has already been a cut to local library services, leaving the parish council to support the service and give it a temporary stay of execution with no County Council guarantees for its long term future. Bus services are at best inflexible and irregular, making public travel difficult and expensive. Youth services have been cut leaving vulnerable and impressionable adolescents with few out of school activities. The Police station has closed and the presence of police officers and community support officers are conspicuous by their absence.

The demand is driven by the requirement for a common vision for keeping public services local and accessible, delivered through a new culture of joint working between public and voluntary sector, focused on new community hub.

Please see the attached for the attached for more detail.

### 3) COMMUNITY BENEFIT

Please explain how this project will meet the Councils Strategic Purposes, how the community will benefit from the scheme and how it will resolve the problem that has been identified.

The bid against Balances held with BDC reflects the role of the Principle Authority over Hagley. Approval of this bid will be a significant move to support one of the district's distinct communities.

The recent appointment of the Bromsgrove Centres Manager to work with centres such as Hagley is a welcome appointment. This role will help support councillors and local community champions to bring betterment to communities in line with the council's strategic purposes.

The bid represents a 'match funding' approach which will see bids being placed with community grant funding providers, Hagley Community Association, Hagley Parish Council, Partnering arrangement and local community funding events.

Approval of this bid will reflect positively on the Principle Authority as a match funding partner and offer the council flexible 'drop in' facilities for BDC led community duties to support its strategic purposes in 'keeping my place safe and looking good', 'Provide good things for me to see, do and visit' and 'help me to live my life independently'.

Significantly important is its role within the Bromsgrove Partnership in particular with the WCC and Age UK agenda around its Joint Health and Wellbeing Strategy 2013-16. Within this strategy are the "Dementia Action Alliance" and the focus on an aging population and the impact of loneliness and isolation within our communities.

#### Health and Wellbeing

Anecdotal evidence points to an unusually high degree of respiratory problems; this is associated with the poor air quality in the designated Air Quality Management Area and the topography which allows air pollutants to settle in the lower reaches of Hagley.

Equally there is an aging population with the profile likely to increase based on current age cohorts. As well as the physical aspects of aging there are also the consequences of loneliness and isolation and how these factors can affect the health and wellbeing of individuals. There is a shortage of daytime activities for elderly or retired members of the community to be active; indoor team or group activities support bonding and social interaction.

It is therefore important that the Community centre offers practical space and facilities for the care service to be able to provide daytime care and health service in these cases.

#### Safe Communities – Crime and the perception of crime

Hagley has seen its Police station close, its PCSO reduced, its special constables removed and general policing relocated to Rubery, some 7 miles away.

Crime statistics has been re-evaluated and given its location to MUAs criminals from across the border frequently use Hagley as a target area. Much of the perception of crime is the fear of crime and therefore the lack of police visibility is a worry for the community.

The introduction of a Police Community post will give a greater access and visibility to the Policing Team. The Post will allow PACT meetings, public meetings and an information point from which the Police can work from and the public relate to.

Youth Facilities and community interaction.

Youth service provisions have seen some deep budget cuts in recent years. This has resulted in areas such as Hagley having to 'do it for themselves'. The Parish Council, Scouts and Guides, schools and sports clubs have tried to bridge this gap by looking to expand their youth services and provision.

There is still a yawning gap in youth provision of distraction interests and with the expected increase in youth population of c200 over the coming years there is a real risk that many more will feel excluded and vulnerable.

The only youth club was set up by the Haybridge High school with some support from Hagley Parish Council, but now closed because WCC withdrew the qualified youth leader and a replacement could not be found.

The Chub will provide an 'open all day' drop in centre where youths can access, with the support of local charities, schools and stakeholders.

#### 4) PROJECT OUTCOMES

Please detail the measures of success for the project

The target to measure if this has been achieved - Positive Benefit Impact Assessment

- increase CHUB service users by 20% to 10,000 p/a
- increase no. of community groups to 20
- grow usage from 45% to 90% capacity over 3 years
- maintain and increase base number of 1,800 library users
- recruit 30 volunteers to support the library and learning centre
- engage 30 young people through Youth PACT meetings [2 x p/a]
- engage 50 adults through regular PACT meetings [2 x p/a]
- engage 250 older people aged 55+ in healthy living advice & guidance sessions
- 250 older people to participate in new fitness & exercise activities
- 100 young people to participate in youth activities inc Youth Hub info point.

Activities to deliver CHUB

- Management leadership development of purpose built community centre (CHUB), with flexible meeting spaces, to incorporate library, Community Health services, health and recreational pass times & police post.
- Facilitate further community consultation on CHUB development.
- Run Community Office for Parish Council, District & Country Council business.
- Provide delivery space for youth HUB & community café.
- Create central info points for accessible health & well-being advice/support.
- Facilitate additional health care & leisure services/ activities for older people and youth.

5) PROJECT COSTS

What is the total capital cost of the project?

Description of Capital Expenditure	2016/2017 (£)	2017/2018 (£)	2018/2019 (£)
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The bid is for match funding from several funding and possible loan arrangements. Timing of the demolition and rebuild is essential to ensure the continuation of the affiliated groups and partners to ensure continuity of service

Are there any anticipated on going revenue implications of the project?

The project has attracted £8,000 from the DCLG Locality Team through its 'Our Place' programme. Hagley Parish Council has also supported its project through funding of the appointed contractor to support the project and make formal bids (£7,000).

There is significant 'in kind' voluntary time given by the volunteers on the group which consists of professionals and expert unpaid contributions.

There is professional design and planning input promised by Cala Homes and demolition costs covered by Cala Homes (estimated at six figure contribution).

PLEASE RETURN BY DECEMBER 2<sup>ND</sup> 2015 TO:

[j.pickering@bromsgroveandredditch.gov.uk](mailto:j.pickering@bromsgroveandredditch.gov.uk)

Signed: Cllrs Colella and Jenkins

Date: 24<sup>th</sup> November 2015