

Executive Briefing

Date: 25 August 2016

Transforming Neighbourhood Services

North East Area

Version: Final

Lead director: John Leach



Useful information

■ Ward(s) affected: Belgrave, Rushey Mead, Troon, Humberstone & Hamilton, Thurncourt, and North Evington.

■ Report author: Lee Warner / Adrian Wills

■ Report version number: vs Final

1. Summary

The purpose of this report is to:

- Provide an overview of progress to date of the Transforming Neighbourhood Services (TNS) Programme engagement exercise relating to developing proposals for the transformation of the North East area of the city
- Present an initial set of draft proposals for the area
- Present a proposed set of next steps following approval to proceed with the development of proposals

The City Mayor and Executive are asked to:

- Approve the continuation of the consultation process to further develop proposals for the North East area

2. Main report:

2.1 Background

The TNS programme is scoped to identify different ways of organising how services are delivered within the neighbourhoods of the city of Leicester, with a view to reducing the costs of delivery by around 30% while maintaining the quality of our services.

The programme approach is to consider each of 6 geographical areas in turn to identify methods by which the service delivery model can be transformed through opportunities to co-locate services and make better use of the assets available.

Initially the scope of the programme covered four service areas:

- Community Services
- Libraries
- Adult Skills & Learning
- Neighbourhood based customer services

In October 2015 the Council announced a city-wide review of its buildings called “Using Buildings Better” (UBB). The Transforming Neighbourhood Services programme now forms part of this wider programme and is extended to include other neighbourhood based service points. The inclusion in UBB also enables dependencies with other relevant areas of work including a wider review of staff accommodation and channel shift to be better managed.

In the North East area this has meant the inclusion of council run youth centre buildings.

The full scope of the North East area includes the following buildings:

Property	Ward
Belgrave Neighbourhood Centre	Belgrave
Belgrave Library	Belgrave
Armada Centre	Humberstone & Hamilton
Hamilton Library & Learning Centre	Humberstone & Hamilton
Netherhall Community Centre	Humberstone & Hamilton
Northfields Neighbourhood Centre	North Evington/Troon
Rushey Mead Library	Rushey Mead
Rushey Mead Recreation Centre	Rushey Mead
Ocean Road Community Centre	Thurncourt
Thurnby Lodge Youth & Community Centre	Thurncourt

Under the Council's Using Buildings Better programme Children, Young People and Family (CYPF) Centres form part of the Early Help work stream. However CYPF Centres and council pre-school provision are considered within the TNS programme where there are opportunities to achieve joined up solutions for groups of buildings.

2.2 Development of the draft model

In order to develop a draft model the following activities have taken place:

- Data collection exercise to identify the buildings in scope, costs associated, services provided (both internally and commissioned through voluntary sector organisations), usage statistics, historical information
- An initial community engagement exercise between April and July 2013 to raise awareness and gain an overview of the general views and attitudes of residents across the city towards neighbourhood services
- A more in-depth and focussed engagement process carried out between June & July 2016 within the north east area specifically (although residents from other areas could contribute via an online form) through drop-in sessions, focus group meetings and an online form for people to complete

- Exploratory work into how buildings from other service areas not in the core scope i.e. Children's Centres, schools etc. could be utilised
- Analysis of the data collected and the responses received through the engagement exercise to construct this draft model

2.2.1 Initial Engagement - April to June 2013

Initial engagement on the TNS Programme in overview was carried out between April and June 2013. The purposes and aims of this engagement were:

- To raise awareness at the earliest opportunity with citizens of Leicester that this programme is underway
- To be the first step in a longer engagement process, taking the opportunity to be open, up-front and transparent
- To gain an overview of the general views of residents towards the relative importance of neighbourhood based services

The outcomes of this engagement were:

- Good support for the principle of prioritising services over buildings
- Strong support for the co-location of services, providing busy places from which multiple services can be accessed
- During the engagement a number of groups expressed interest both formally and informally in taking over the operation of buildings as community centres

2.2.2 Focussed engagement – June to July 2016

The public engagement period for the north east area ran from 6 June – 17 July 2016. The aims of the engagement were to promote awareness of the TNS programme in the local area, to identify and engage stakeholders, to gather information on how neighbourhood services and buildings are currently used in the area and to collect any suggestions for change.

- A series of informal drop-in sessions were held at 5 locations across the North East area between 13th and 23rd June to provide an initial engagement opportunity for stakeholders.
- A series of focus group meetings based on locality and age groups were held between 4 and 14 July.
- A form was available in various locations across the area and online for people to provide individual responses and comments

A summary of the findings of this engagement period is set out below and a more detailed report has been attached to this report as Appendix A.

Focus Groups

During previous engagement exercises carried out in other areas of the city the approach to engagement utilised the establishment and use of focus groups in order to gain a deeper understanding of the needs and requirements of the local community. This proved very successful in terms of exploring and developing ideas, which were then used in the development of the proposals for these areas. The same approach has been used in the north east area.

The focus groups have been identified based on where people live and how old they are. Two separate age ranges were identified as follows:

- Young people (under 18yrs)
- Adults (working age and senior citizens)

Following a lesson learned from previous engagement exercises, children and young people were engaged through support of representatives of the Young Person's Council, and through focus groups taking place at all three youth centres.

The north east area of the city can be subdivided into five smaller geographic areas, relating to the wards they support. The map below shows these areas, which have been labelled as Belgrave, Rushey Mead, Troon, Humberstone & Hamilton and Thurncourt:



A total of 9 focus groups were set up. In each area one group was set up for working

age and elderly people. Focus groups were set up for young people at each youth centre and also for area representatives from the Young Person's Council.

Focus group members were recruited from initial drop-in sessions and from community groups operating at the centres.

Meetings were held, in a workshop format, for each of the focus groups in order to get opinions, based on responses to the following questions:

- Which centres do you use and why? Which centres do you not use and why?
- What are your key concerns for the services in your area?
- What suggestions do you have for reducing the number of buildings the council runs in this area?

A total of 91 people attended the focus group meetings.

Focus Groups – key outcomes

- There was a general agreement with all of the groups that the services provided were more important than particular buildings
- There is some support for transferring of assets through the Community Asset Transfer procedure
- There is also some concern to ensure existing groups continue to have fair and equal access should buildings undergo community asset transfer
- There is significant support for libraries and the functions they perform and likewise the activities in community and youth centres are important for local areas.
- There is potential for using buildings better by bringing services together in some buildings

Questionnaire

Between 6 June and 17 July, an online questionnaire was published and people invited to provide their views and input to the development of the model for the north east area. A leaflet containing details of the proposals and a 'tear-off' response form was also used to gather opinions. These were widely distributed in the area, with a total of 5,000 leaflets circulated. Leaflets were also made available in Gujarati, Punjabi and Urdu.

In total 1,191 responses were received and the views raised have been used to produce the draft proposals contained in this report.

Questionnaire Responses – key outcomes

- Part 1 – respondents' reasons for accessing services at particular buildings:
 - Good facilities and / or good accessible book stock
 - Ease of access, including long opening hours
 - Friendliness of staff
 - Convenience of location, bus routes and local
 - Range of activities available

- Free internet access
- For young people especially, a safe place where young people feel they belong
- Part 2 – respondents’ suggestions for reorganising neighbourhood services
 - Amalgamate services provided into fewer buildings, based on location and proximity of other sites
 - Run buildings more efficiently (room allocation, energy saving etc)
 - Better promotion to increase usage and income
 - Increasing room hire charges and other charges

Lessons Learned

- The focus groups have been very positive and have proven to be a good method of engagement with members of the public
- There has been a good response rate to the engagement process with 1,191 completed forms and good attendance at the focus group meetings
- The overall approach of involving stakeholders and members of the public early has proven beneficial as not only does it help to ensure that all concerns are heard, it also provides sufficient time to respond to these concerns on an evidenced basis
- The process undertaken has enjoyed good co-operation between stakeholder individuals and groups, as well as other services
- A similar model of engagement will be used for the other areas of the city

2.3 Draft Model Summary

2.3.1 Rationale

It is proposed to retain the following buildings under Council control based on service usage information, public engagement responses and buildings data.

Belgrave Neighbourhood Centre

Belgrave Library and Neighbourhood Centre are the two most heavily used buildings in the North East with 200,000 and 170,000 annual visits respectively. Postcode analysis shows that both centres attract use from across the city due to the range of services on offer and the good location of these buildings (appendix F). There was extremely strong support for both buildings during the initial public engagement exercise with 39% of all respondents to the questionnaire using Belgrave Library and 48% using Belgrave Neighbourhood Centre. During the drop-in and focus group discussions particularly high value was placed on the provision of English language speaking and other adult education classes. It is proposed to invest in Belgrave Neighbourhood Centre and to consider incorporating adult learning class rooms and/or Belgrave Library. Investment is also proposed to make the building fit for continued high levels of use in the future. It is proposed to review the use of space at the Neighbourhood Centre to accommodate the demand for community activities in this area.

Rushey Mead Library and Recreation Centre

There was good support for the retention of library services and community space in the Rushey Mead area during the initial engagement period. 20% of all respondents to the questionnaire use the Library and 15% use the Recreation Centre. A submission was received during the engagement period signed by 71 users of the Recreation Centre in support of local services and in particular the Recreation Centre. A significant percentage of the service users of the Rushey Mead buildings also said they used other nearby facilities. 67% of respondents who said they used buildings at Rushey Mead also used Belgrave Library and/or Neighbourhood Centre. As both Rushey Mead Recreation Centre and Rushey Mead Library are located very close together it is therefore proposed to retain one building under Council control in this area and to dispose of the other building through sale or Community Asset Transfer.

Hamilton Library and Learning Centre

There was strong support for Hamilton Library with 13% of all respondents using this site. The Library is a recent new build (2005) which is well located on the Tesco supermarket site next to a GP surgery. The site has excellent transport links and serves well established outer estates such as Netherhall and Humberstone as well as more recent housing developments in the Hamilton area. Local service users showed strong support for the facility at the focus group meetings and identified a need for community space in the area. It is therefore proposed to retain the building under Council control and to explore ways of providing better access to the community space within the building, and to provide customer self-serve facilities.

Armadale Centre and Netherhall Neighbourhood Centre

There is good use of both the Armadale Youth Centre (by young people) and Netherhall Neighbourhood Centre which are located on the same road. However both buildings have spare capacity when they are not in use. The Armadale Centre is the more solidly built structure and has lower building running costs. It is therefore proposed to retain the Armadale Centre under Council control and to invest in the building to make it suitable for more flexible use by community groups as well as for continued youth sessions. This would release Netherhall Neighbourhood Centre for sale or lease or clearance potentially for housing whilst providing alternative space at the Armadale Centre for the community groups.

Thurnby Lodge Youth and Community Centre

The Centre received very strong support during the public engagement period, with 13% of all respondents to the questionnaire using the building. A busy timetable of activities is delivered from the building, and the youth centre is very well regarded by young people in the area, with many Armadale users also attending youth sessions here. It is proposed to retain Council control of the Centre and to develop better use of some community spaces including the youth centre to provide some capacity for groups currently using the smaller Ocean Road community centre.

2.3.2 Detailed model – buildings summary

Belgrave Neighbourhood Centre and Belgrave Library

Belgrave Neighbourhood Centre is a large, well located building which is highly valued by the diverse local community. The two storey building fronts on to the busy Melton road which is the subject of a separate Council consultation on redevelopment of the

carriageway. The building includes a large hall with tiered seating upstairs as well as a smaller hall used primarily for a daily lunch club. Meals are currently cooked in-house in a very large kitchen space using an extensive range of ageing catering equipment which increasingly attracts costly maintenance issues. Recent hygiene concerns have been addressed following repeated incidents of rodent infestation. On the first floor there is a popular private playgroup, well used meeting rooms and a police office. Although visitor figures are high, there is further capacity to generate income through better use of the available rooms. There is notable pressure on the adjoining car park which is frequently used by non-centre drivers.

Belgrave Library receives the highest number of visits of the buildings scoped into the area. There is very high use by children and young people (around 50%) and also by older people accessing indic language books and newspapers and working age people accessing PCs and WiFi. The building is situated off Melton Road in close proximity to Cossington Street Swimming Baths, Sports Hall and Belgrave & Rushey Mead Children, Young People & Family Centre. Belgrave Neighbourhood Centre is nearby. The building, which was extended in the 1992, is in good condition and is relatively cheap to run. Car parking is available outside the library, but spaces are limited

Proposal

- Consider moving Belgrave Library into Belgrave Neighbourhood Centre
- Consider moving some adult learning classrooms to Belgrave Neighbourhood Centre to deliver more English language speaking and other classes
- Explore a range of options for disposal of any surplus buildings
- Redecorate some areas of Belgrave Neighbourhood Centre including the main hall
- Change lunch club provision to free up some of the kitchen space for more community use. A basic kitchen facility will be in place for community group use.
- Review room hire arrangements to free up more space for additional activities and to increase income.
- Install library and customer self-serve terminals
- Explore car parking controls to improve availability for centre users

Rationale

- Belgrave Neighbourhood Centre has the second highest number of visits in the North East area. The local community are passionate about the building and were eager to see services and usage further developed during the engagement period.
- Ageing kitchen equipment and recent rodent infestations indicate that the existing kitchen facility needs to be reconsidered. Feedback from the engagement exercise indicates there are pressures on space which can be eased by conversion of the kitchen area. A smaller kitchen equipped for community group use will be retained.
- Reconfiguration of the building is required to satisfy the demand on space and to generate more income
- Focus groups highlighted ongoing pressures regarding car parking. It is proposed that solutions be considered to ensure spaces are protected for centre users where possible
- The library received very strong support during the initial engagement exercise.
- There may be opportunities to achieve efficiency savings by moving the library

service into Belgrave Neighbourhood Centre.

Considerations

- The reorganisation of Adult Learning provision would represent a loss of income to Abbey Primary School where some sessions are currently delivered.
- The relocation of Belgrave Library would reduce room hire capacity at Belgrave Neighbourhood Centre and would have an impact on potential hire income..

Armadale Youth Centre

The Armadale Centre is located opposite Netherhall Neighbourhood Centre. The single storey building is of solid construction and building running costs are low. It comprises a large social area and connecting kitchen, two meeting rooms, a sports hall and large staff office. There is limited on site parking for 4 cars but on street parking is also available. The Centre is popular with young people but has relatively low use opening for 4 evenings per week. A ball court is located on open land across the road and is well used both during and outside of centre opening hours.

Proposal

- Retain the centre and the ball court
- Make minor alterations to accommodate some community activities which currently take place at Netherhall Neighbourhood Centre.

Rationale

- The Armadale Centre and Netherhall Neighbourhood Centre stand opposite each other.
- The Armadale Centre is under utilised as youth sessions take place mainly in the evenings and occasional Saturdays when young people are not at school.
- Netherhall Neighbourhood Centre is of a more temporary structure and has higher building running and maintenance costs.

Netherhall Neighbourhood Centre

The building is of a more temporary structure attracting some maintenance issues. It is well presented inside and has good car parking facilities. Netherhall Neighbourhood Centre faces the Armadale Centre and is largely unstaffed with key fob access available for trusted groups. There are several well established community groups using the centre including Bingo, Bowling, Wildlife group and Karate. A private nursery runs during the weekdays and is popular with local parents.

Proposal

- Explore options for disposal of the building including sale, transfer under the council's community asset transfer policy or clearance for potential housing development.
- Work with groups to identify the best location for their needs

Considerations

- The well-used pre-school hires part of the building on an hourly basis. Due to the specialist nature of the facilities required the pre-school would not be able to move into the Armadale Centre.

Hamilton Library & Learning Centre

Hamilton Library was built in 2005 from section 106 funding replacing 3 small library structures in Netherhall, Humberstone and Thurnby Lodge. The building is well

located on the Hamilton Tesco site and is adjacent to the GP surgery. The building comprises a well used library and a good sized hall used for adult learning and community activities. There is very little alternative community space in the Hamilton area.

Proposal

- Redevelop the offer as “Hamilton Library and Community Centre”
- Improve access to the hall for community use

Rationale

- The library facility is well used and well located on the Tesco site, serving a number of estates across the wider area
- The Hamilton Residents Association and others have identified a need for better access to community space on the estate.

Northfields Neighbourhood and Youth Centre

The single storey centre comprises a community centre and youth centre which although used separately do link through. Located on the border of North Evington ward the centre serves both the Northfields estate in Troon and a housing estate to the south. In recent years the neighbourhood centre has seen a decline in use, with the majority of sessions booked in the evenings by a well attended faith based group. The youth centre is open two evenings per week, and has moderate use from local young people.

Proposal

- Explore options for disposal of the building including sale or transfer under the council’s community asset transfer policy
- Work with groups to identify the best location for their needs
- Explore alternative options for delivering youth sessions in the area, including street based sessions.

Rationale

- The building has low use with only 7 groups currently accessing the centre. Of the potential 182 hours per week community rooms are available, 36 hours are regularly booked.
- There is some existing interest in taking on Community Asset Transfer of the building.

Considerations

- The Northfields estate is in an area of deprivation
- There are no neighbourhood services buildings in Troon Ward. St Barnabas Library in North Evington ward provides alternative community provision to the south of the Northfields building. The Emerald Centre (an Irish centre) and Northfields Children, Young People and Family Centre provide the nearest local community spaces.
- Sale of the building may bring a good capital receipt.
- Any Community Asset Transfer exercise must provide a suitable outcome for the local community.
- Although use of the youth centre is limited, feedback from young people indicates the intervention helps manage down anti-social behaviour in the area.

Rushey Mead Library

The single storey Rushey Mead Library is located in the small shopping area off of Lockerbie Walk, and 2 minutes' walk from Rushey Mead Recreation Centre. The building forms part of the local shopping area and benefits from local car parking provision. The library has lower use and opens for 29 hours per week. Study Support and Toddler Time sessions take place on a weekly basis. Although the building appears tired, there is limited space to extend to the side and the rear.

Rushey Mead Recreation Centre

The centre is located on Gleneagles Avenue next to the Rushey Mead Manor care home and 2 minutes' walk from Rushey Mead Library. The centre comprises one medium sized meeting room with a good kitchen, WCs and a large entrance area and office space. The centre is well used by a predominantly older clientele who value the social function of the facility. Running costs are low and the centre operates on an unstaffed basis with a key-fob access system in place.

Proposal:

- Combine library services and community activities in one of the two buildings
- Install library self-service equipment
- Explore options for disposal of the other building including sale or transfer under the council's community asset transfer policy

Considerations

- There is no parking outside of Rushey Mead Recreation Centre, but good parking provision 2 minutes away in the shopping area
- The Recreation Centre is cheaper to run and generates around £7k income per year
- Capital investment would be required to reconfigure the retained facility.
- There is limited appetite for Community Asset Transfer amongst existing users, many of whom are elderly.

Ocean Road Community Centre

Ocean Road Community Centre is an unstaffed building operated on a key-fob access basis. The building is located in a residential area 13 minutes' walk (2 minutes' drive) from Thurnby Lodge Community Centre. The centre consists of one medium sized hall, a community kitchen and WCs and is used by 7 groups for a total of 18.5 hours each week.

Proposal

- Explore options for disposal of the building including sale, demolition or transfer under the council's community asset transfer policy
- Work with groups to identify the best location for their needs

Considerations

- Disposal of the building must be carefully managed to ensure an acceptable outcome for the local community.

Thurnby Lodge Youth & Community Centre

Thurnby Lodge Youth and Community Centre is a well-used building run in partnership with the Thurnby Lodge Community Association. The Centre is located in an area of deprivation on the periphery of the city. The Centre consists of a community hall,

kitchen, licensed bar/lounge, small community run library and community police office. A popular youth centre operates in the annex. There is a ball court and allotment area to the rear of the building. The “Raven” (the old Youth Centre building) stands next to the Community Centre and is now leased to a faith based group. Both buildings share the car park.

Proposal

- Retain the Youth and Community Centre
- Increase use of the youth and community spaces to accommodate some relocated activities
- Explore ways of reducing centre running costs with existing partners

2.3.3 Alternative options considered during the development of proposals

In developing the above set of proposals the following alternative options were also considered:

- Retain Northfields Neighbourhood Centre as a council run building
- Retain Netherhall Neighbourhood Centre and withdraw from the Armadale Centre

2.4 Costs and Benefits

2.4.1 Current Costs

The budgeted running costs (based on financial year 2015 / 16) for Neighbourhood Services buildings in the North East area are shown in the table below:

Neighbourhood Services Buildings	Building running costs budget 2015/16
Belgrave Neighbourhood Centre	£78,100
Belgrave Library	£25,700
Hamilton Library & Learning Centre	£30,300
Netherhall Community Centre	£19,000
Northfields Neighbourhood Centre	£22,000
Rushey Mead Library	£14,800
Rushey Mead Recreation Centre	£11,000
Ocean Road Community Centre	£9,500

Thurnby Lodge Youth & Community Centre	£29,200
Total	£239,600

The budgeted running costs (based on financial year 2015 / 16) for Youth Services buildings in the North East area are shown in the table below:

Youth Services Buildings	Building running costs budget 2015/16
Armadale Youth Centre	£9,500

Notes on the above tables:

- The figures in the table above relate to the running costs of the building only and do not include staffing costs or income.

Based on the guide savings target of 30% of overall building running costs for the North East area, a reduction of approximately £71,900 is required.

2.4.2 One-off costs

In order to support the proposals, investment is required for building enabling works. A contingency sum is reserved for unforeseen costs.

For the implementation of this model initial visual building surveys have been carried out to estimate the costs required to carry out the alterations required. The following table shows indicative capital costs to carry out the work required – **however it needs more detailed investigation and confirmation of costs before any work proceeds, in particular any asbestos related costs not evident in the visual surveys:**

Budget	Estimated Allocation
Building works*	£370
Contingency	£100k
Total	£470k

*The scope and extent of building works will depend on the options selected for Belgrave Library and Belgrave Neighbourhood Centre.

2.4.3 Financial Benefits

At the point of releasing the buildings the following financial benefits will be available (full year basis):

Building	Efficiencies (1 Year)	Efficiencies (5 Years)
Bring Belgrave Library into	£25k	£125k

Belgrave Neighbourhood Centre		
Netherhall Neighbourhood Centre	£10k	£50k
Northfields Neighbourhood Centre	£17k	£85k
Rushey Mead buildings	£14k	£70k
Ocean Road Community Centre	£9.5k	£47.5k
Total	£75.5k	£377.5k

Notes on the above tables:

Efficiency savings are based on the budgeted building running costs for 2015/16 minus the non-transferable income generated by the building.

Additional financial benefits

The proposed savings relate specifically to building running costs incurred by Neighbourhood Services. However the proposed changes also help to reduce existing financial pressures on building management and maintenance costs. The model is in line with a review of the Neighbourhood Services organisation which has already been completed and which was implemented in January 2016.

2.4.4 Non-financial benefits

There are a number of non-financial benefits that apply to this draft model as follows:

- The result would be continued delivery of services while achieving a 30% reduction in spending
- The model is in line with the majority of views received from the engagement process i.e. increase co-location of services in the most appropriate buildings for the area.
- Convenient, co-located services, new services and some longer opening hours
- Better use of buildings, especially with regard to community space.
- Investment in multi-service sites ensures the longer-term viability of the services in the area

2.5 Next Steps

Following comments and feedback received on this report and agreement to undertake consultation on the model, the following next steps are proposed

- Publish proposals as a consultation in September/October to allow for feedback from service users, community groups and members of the public. The proposed start date is Monday 12 September.
- Detailed estimates of the alteration / improvement works contained in the proposal and their prospective costs
- Present final proposals to City Mayor and Executive for approval

3. Details of Scrutiny

The Neighbourhood and Community Involvement Scrutiny commission has been kept regularly updated on the progress of the TNS programme. The results of the proposed

consultation will be presented to Scrutiny Committee for consideration once findings are available.

4. Financial, legal and other implications

4.1 Financial implications

'The proposals in this report would deliver the target savings of 30% of premises running expenses. The capital cost of improving the retained buildings would be met from the corporate service transformation fund - Colin Sharpe, Head of Finance,'

4.2 Legal implications

The proposed consultation continues to be in accordance DCLG Statutory Guidance on Best Value and the Cabinet Office Guidance as well as the recently reaffirmed principles that:

- consultation must be at a time when proposals are still at a formative stage;
- the proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response;
- adequate time must be given for consideration and response; and
- the product of consultation must be conscientiously taken into account in finalising any proposals.

In certain circumstances the Council is obliged to consult on alternative proposals and therefore it is advised, particularly if the proposals are very narrow, that realistic alternatives option are considered and the reasons why they were discounted are outlined as background information as part of the consultation process.

Jenis Taylor, Commercial, Property & Planning Team, Legal Services

4.3 Climate Change and Carbon Reduction implications

The Council has a corporate carbon dioxide (CO₂) reduction target of 50% of the 2008/09 level by 2025/26 and the consolidation of neighbourhood buildings and the co-location of services will contribute towards achieving this target. It is estimated that a 30% reduction in energy use and associated carbon dioxide emissions could be achieved through implementation of the proposed model.

- Mark Jeffcote, Environment Team

4.4 Equality Impact Assessment

The report describes the consultation process and findings that have informed the development of proposals for the North East Area. The findings have supported the identification of community assets that can be used to support community engagement and local accessible service provision. The combination of different consultation approaches has yielded useful information to develop a proposed approach for the area that can then be tested by further consultation. This further consultation should explore whether there are any potential barriers that could prevent or restrict access/engagement across the range of protected characteristics of potential users. When refurbishment of buildings does takes place, work should be done in keeping with the recommendations of the Inclusive Design Advisory Panel to ensure accessible public spaces.

Irene Kszyk, Corporate Equalities Lead

4.5 Planning implications

The following considerations apply to buildings proposed for disposal:

Site	Planning policy	Constraints
Netherhall Community Centre	No designation, residential acceptable in principle.	50% of site flood zone 3, Critical drainage area. This would restrict amount of residential development. Sustainable Development may be required. Trees on site.
Rushey Mead Library	Retail Centre, retail and community uses acceptable.	Landfill Buffer, meaning mitigation may be required for landfill gas.
Rushey Mead Recreation Centre	No designation, Residential acceptable in principle.	SE area of site (approx. 30%) Flood Zone 2. This might limit the amount of residential development. Landfill Buffer just to E of site.
Northfield Neighbourhood Centre	No Designation, Residential acceptable in principle.	Critical Drainage Area meaning sustainable drainage may be required, Trees on site.
Ocean Road Community Centre	No designation. Residential acceptable in principle.	Critical Drainage Area, 100% Flood Zone 3, 50% near Main River Bank EA access. This may limit the amount of residential development possible on the site. Trees on site.

Alternative uses/development, including residential, acceptable subject to need for retention of community facilities.

5. Background information and other papers:

None.

6. Summary of appendices:

Appendix A: North East Engagement Report (attached)

Appendix B: Plan of the Belgrave buildings

Appendix C: Plan of Rushey Mead buildings

Appendix D: Plan of Netherhall buildings

Appendix E: Summary of building data

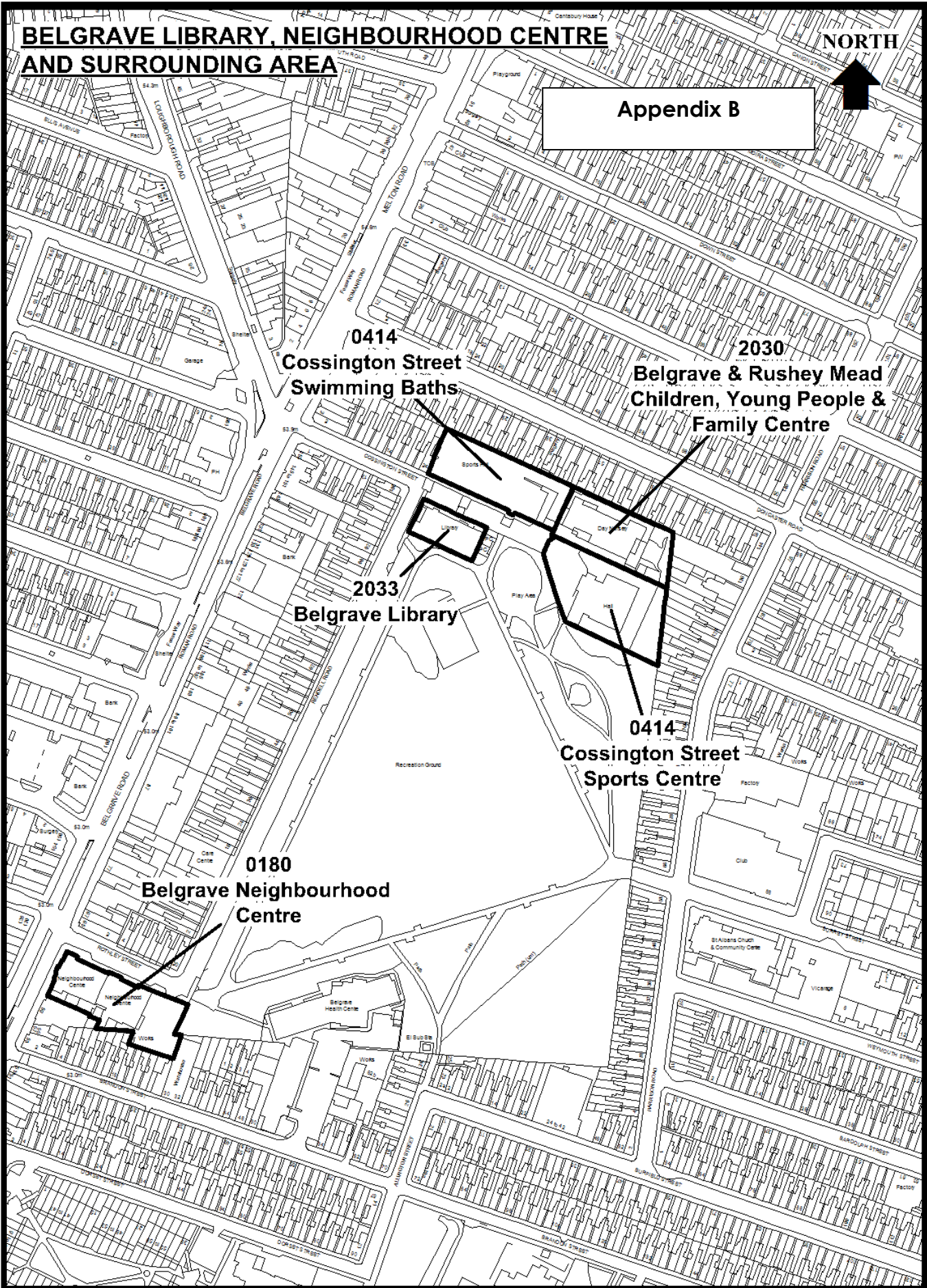
Appendix F: Use of Belgrave Library and Neighbourhood Centre by customer postcode

**BELGRAVE LIBRARY, NEIGHBOURHOOD CENTRE
AND SURROUNDING AREA**

NORTH



Appendix B



BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE No. 100019264

DRAWN BY **PC** PLAN No
CHECKED BY **L. Warner** DATE **19/07/2016**

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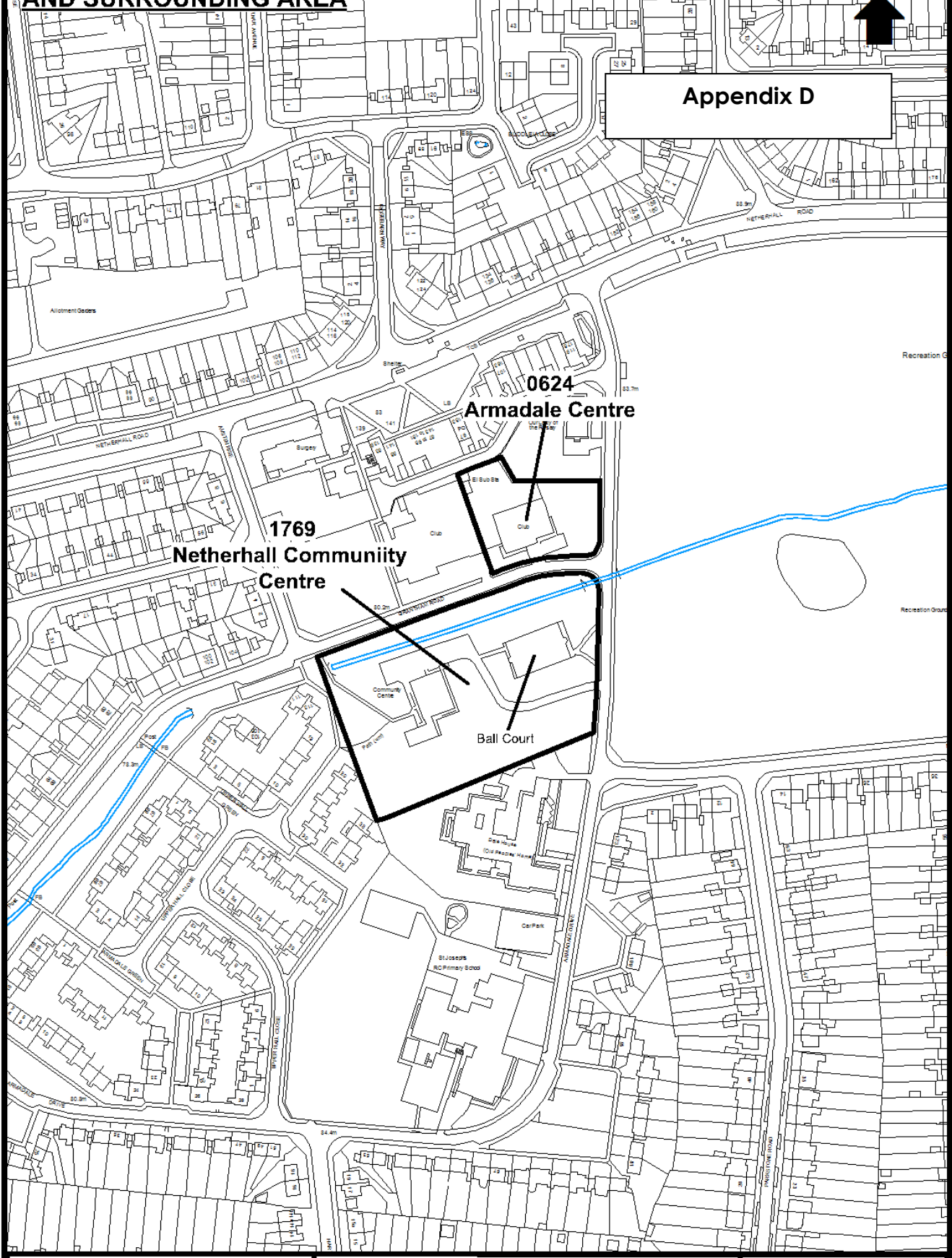
**DIRECTOR OF ESTATES & BUILDING SERVICES
LEICESTER CITY COUNCIL**

**ARMADALE AND NETHERHALL NEIGHBOURHOOD CENTRES,
AND SURROUNDING AREA**

NORTH



Appendix D



BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE No. 100019264

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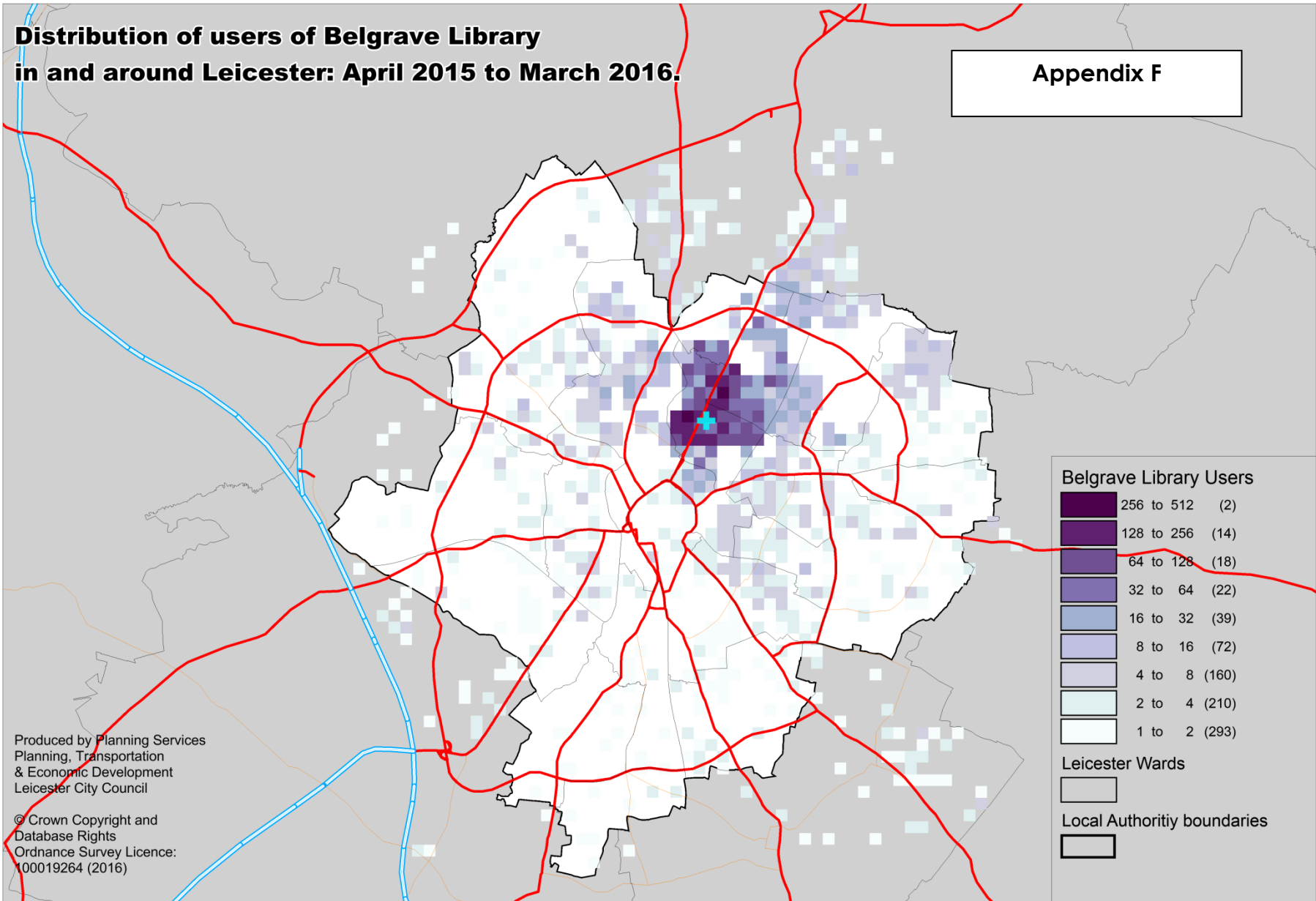
DIRECTOR OF ESTATES & BUILDING SERVICES
LEICESTER CITY COUNCIL

Appendix E

Customer facing buildings in scope for Transforming Neighbourhood Services in the North East Neighbourhood of Leicester							
Wards: Belgrave, Humberstone & Hamilton, Rushey Mead, Thurncourt and Troon							
Property Number	Property	Ward	Type	Annual visits Apr 2014 - Mar 2015	Actual building maintenance costs Apr 2010 - Mar 2015	Building running budget Apr 2015 - Mar 2016	Conditions surveys - priority works identified for next 2 years
0180	Belgrave Neighbourhood Centre	Belgrave	Community Centre	167,119	£205,563	£78,100	£33,853
2033	Belgrave Library	Belgrave	Library	200,359	£70,153	£25,700	£8,810
0624	Armada Youth Centre	Humberstone & Hamilton	Youth Centre	1,988	£73,681	£9,500	£4,589
2832	Hamilton Library & Learning Centre	Humberstone & Hamilton	Library	59,430	£27,262	£30,300	3,502
1769	Netherhall Neighbourhood Centre	Humberstone & Hamilton	Community Centre	26,797	£146,673	£19,000	£6,351
0282	Northfields Neighbourhood Centre (including Youth Centre)	North Evington/Troon	Community Centre	10,007	£58,190	£22,000	£9,000
2322	Rushey Mead Library	Rushey Mead	Library	27,310	£18,496	£14,800	£2,850
2323	Rushey Mead Recreation Centre	Rushey Mead	Community Centre	24,365	£17,287	£11,000	£13,940
1778	Ocean Road Community Centre	Thurncourt	Community Centre	14,009	£16,193	£9,500	£12,135
2382	Thurnby Lodge Youth & Community Centre	Thurncourt	Community Use	46,289	£91,664	£29,200	£10,275
Grand Total				577,673	£725,162	£249,100	£105,305

**Distribution of users of Belgrave Library
in and around Leicester: April 2015 to March 2016.**

Appendix F



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