

Report

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Report to:	Executive Committee
Date of Meeting:	27 August 2008
Report by:	Executive Director (Community Resources) Executive Director (Social Work Resources)

Subject:	Stonehouse Integrated Community Facility
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request additional funds in respect of the development of a new Integrated Community Facility for Stonehouse.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the proposed additional capital allocation of £2.338 million in respect of Stonehouse Integrated Community Facility be approved.

3. Background

- 3.1. Community Resources were requested to develop proposals for a replacement community facility in Stonehouse to replace the ageing Institute and Public Hall facilities. Following a site search, feasibility designs for a community wing development on the site of the existing Stonehouse PS were developed and consulted on locally. The feedback from over 400 participants from the local community was overwhelmingly negative for a wide variety of reasons and Community Resources was asked to consider alternative sites in the village.
- 3.2. An opportunity arose to consider a joint development with the planned replacement of the Social Work adult daycare centre in Larkhall and a number of alternative potential sites were considered and surveyed. The site investigations however revealed very poor ground conditions that made them unsuitable for a development of this nature.
- 3.3. Community Resources carried out a third site search and noted undeveloped ground at the western end of the village adjacent to Udstonmill Road which was also the subject of development proposals for the construction of a private sector football academy. A detailed site survey was commissioned on the ground and the results have indicated the site is suitable for a development of this nature. Detailed discussion in respect of this land took place with two landowners and with the private sector developer throughout the course of 2007 and a proposal to locate the integrated community facility was intimated as a variation to the draft Local Plan. Progression of the proposals was therefore linked to the timetable for the Local Plan

Inquiry which sat in 2007. The Stonehouse proposals were heard by the Reporter at a session in December 2007.

- 3.4. The accommodation requirements were amended to incorporate spaces to support the daycare services and Housing & Technical Resources were engaged to prepare a feasibility stage design that could be used as illustration for the Local Plan Inquiry and to assess the cost of developing the facility.
- 3.5. The initial allocation for the development of the community facilities in the village was £1.6m in 2005/6 – approximately £0.2m of which will be expended on design and site investigation fees on the various options considered to date and the land acquisition costs for the ground at Udstonmill Road. Social Work Resources had an allocation of £2.769m in their capital programme for the replacement of the Larkhall Resource Centre. Those combined budgets provided a total of £4.337 million within the existing Capital Programme.

4. Current Position

4.1. Feasibility Design

Community Resources has developed a feasibility stage design in conjunction with Social Work Resources and Housing and Technical Resources. The design incorporates provision necessary to accommodate the lets from both the Institute and the Public Hall and the activities from Larkhall Resource Centre. The new facility will include:

- ◆ day-care facilities including multi sensory room, arts & craft room, personnel care and group rooms
- ◆ visiting services and meeting room facilities
- ◆ Main & lesser hall, main hall will have permanent stage
- ◆ Café, dining facilities with production kitchen

4.2 The feasibility stage design has been cost checked and, when added to the costs for the site investigation, land acquisition, professional fees and fit out indicates a total project cost of £6.675m.

4.3. The above figure excludes certain costs for the establishment of a new roundabout and services costs that are to be borne by the private sector developer as part of the agreement ratified by the Local Plan Reporter. These contributions will be written in to a Section 75 Agreement between the Council and the developer as part of the planning process.

4.4. To progress the Stonehouse integrated community facility proposals, an additional allocation of £2.338m is needed in financial year 2010/2011.

5. Employee Implications

5.1. Following completion of the new facility, employees will transfer from their current locations at Stonehouse Institute, Stonehouse Public Hall and Larkhall Resource Centre.

6. Financial Implications

6.1. The financial implications of this report noted in section 4 above are a requirement for an addition to the capital investment programme of £2.338 million to progress the project to facilitate a commencement on site early in 2009.

6.2 The commitments against the Council's capital programme are significant. In addition, the Repairs and Renewals Fund, which has often been used as a source of funding for capital projects, is currently over-committed. However, past experience shows that there is likely to be some degree of slippage in the progress of the capital programme as a whole. This slippage should provide scope to absorb this additional £2.338m within the programme in year 2010/11. This additional commitment will need to be taken into account when constructing the capital programme for the years 2011/12 and beyond.

7. Other Implications

7.1. None.

8. Equality Impact Assessment and Consultation Arrangements

8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.

8.2. Further public consultation, consultation with users and carers at Larkhall Resource Centre and consultation with the local Disability Forum will be carried out in the course of the design development programme.

Norrie Anderson
Executive Director (Community Resources)

Harry Stevenson
Executive Director (Social Work Resources)

4 August 2008

Link(s) to Council Objectives and Values

◆ Accountable, Effective and Efficient

Previous References

None

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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