

ITEM No ...5.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 19 AUGUST 2019

REPORT ON: MILL O'MAINS COMMUNITY FACILITIES

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 251-2019

1. PURPOSE OF REPORT

1.1 To report to Committee on consideration of Bailie Keenan's motion to Article IV, Community Facilities Options Appraisal as agreed at the Neighbourhood Services Committee of 3 June 2019.

2. RECOMMENDATION

2.1 That Committee support the continued access to the interim locations in the Mill o' Mains Area as the temporary solutions for community facilities until the new facility is complete.

3. FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising from this report but Committee are asked to note that £1.5m additional capital expenditure was approved by Neighbourhood Services on 3 June 2019 for a community extension to Mill o' Mains Primary School.

4. MAIN TEXT

4.1 Report 204-2019, detailed the Options Appraisal undertaken on the need for a new build community facility. The outcome, which was recommended by 71% of those who took part in community consultation, resulted in committee approval to build a community facility as an extension to Mill o' Mains Primary School.

4.2 Whilst acknowledging the outcome of the Options Appraisal Bailie Keenan proposed a motion which was accepted by Neighbourhood Services Committee.

".... instruct Officers to prepare a detailed report for Committee as soon as possible on the replacement of the Mill o' Mains Pavilion with a temporary facility (by way of a porta cabin) which could be sited in Mill o' Mains and allow the community to be supported until such time as the new build or the extension is put in place."

4.3 The needs of the immediate population of the Mill o' Mains area have been revisited. The population of the area is approximately 807 residents, with 29% of the population being in school and nursery during the day and the needs of the 65+ population being met by Sheltered Housing. The main demand is weekend, evening and holidays. The scope of accommodation in the surrounding area has been re-looked at. There is space for community access available in the school and the sheltered housing complex evenings and weekends. It is acknowledged that due to essential maintenance there was no access to the school during the summer holidays, but there is a commitment from DCC to work with the community to look at their access needs and work around them where possible. Additionally there is a purpose built community centre and library 0.7 of a mile away. It is separated from the area by a major road the A90 which has a flyover, DCC will work with volunteers in the Mill o' Mains area to help them support young people and children safely access the centre.

4.4 The Mill o' Mains group have been operating out of the sheltered housing Monday to Thursday during the holidays 11.30am – 1.30pm, 2 – 3 Pavilion Group Workers help at this

group on a daily basis. 30 Children attend the complex daily to collect food provided by Tay Cuisine. This activity takes place during every term time holiday. A weekly Wednesday lunch club is organised by a Pavilion Group Worker between 11.30am -1pm. This is attended by 6-8 local residents. A Wednesday Arts & Crafts Group attended by 6-8 local residents is run between 1pm-3pm. If there is evidence of further demand support can be given to the Pavillion Group to look at how this can be met through increased access or access to other facilities

4.5 The community consultation on the Options Appraisal met with very positive feedback from the wider community and a desire to be involved in consultation over the design and project implementation. To this end extensive community involvement will be sought and a project group inviting representation from all the local community will help shape the project going forward, ensuring community needs are met.

4.6 There has been support given to the Pavillion Group to look at their placement of a temporary structure and the Council's Building Standards Service has been in regular contact with the Mill o' Mains group, through their appointed Agent, to encourage progress with the building warrant application for the location of a temporary structure.

The Building Warrant approval process has been prolonged due to a significant delay in the Agent responding to Building Standards and adequately providing the technical information sought. The has been further delayed by the agent indicating the intention to use a different specification which failed to demonstrate compliance and a further technical report being required.

Building Standards are in the process of reviewing further information which has recently been provided by the Agent and will continue to offer support to ensure all statutory requirements are met.

4.7 As requested by Baillie Keenan in considering the various options, the potential for a temporary facility on the site of the Pavilion was fully considered against the Options Appraisal criteria (as outlined in the briefing note to Group Leaders on 27 June 2018). In light of the motion , the criteria and the assessment of the temporary facility option have been revisited.

The temporary facility option is not supported as a standalone porta cabin on the grounds of:

- Fit with Strategic Plans

The increased use of existing community facilities is consistent with the Council's Strategic Plans, in particular the 365 Schools Changing for the Future project. This project aims to make best use of the school estate, exploring how schools can be utilised as community assets, better meeting the needs of communities. In particular, the intention is to increase the usage of schools outwith school hours and term time. The use of the existing Council estate, rather than incurring additional costs e.g. for temporary facilities, is consistent with the Council's strategic plans.

- Available Resources

The proposal for a temporary facility for a 2 year period is deemed a revenue cost and is an unbudgeted cost pressure. Based on information provided by the Pavilion Group's agent this cost would be in excess of £200k for the two year period. This cost is made up of rental, delivery, groundwork, installation and ancillary services . There is no budget provision for such unplanned expenditure.

- Risk

Based on information received from the Pavilion Group, their Business Plan shows no evidence of revenue funding beyond Year 1.

- Evidence of Need

There are sufficient interim locations available to assist the local community to meet any identified need until the community facility is completed.

4.8 Until the extension to the Primary School is delivered, the following are proposed as interim measures to assist the local community with any provision that they may be thinking of delivering locally.

- Continued use of Sheltered Housing Complex, with the details to be agreed with the Sheltered Housing tenants.
- Use of Finmill Community Centre (Mill o' Mains residents already use the library located in this Community Centre).
- Use of Mill o' Mains Primary School in the evening and weekends, by agreement with the School.

Based on this analysis, there is no requirement for the replacement of the Mill o' Mains Pavilion with a temporary facility. There will be ongoing support to the community to make use of existing facilities. There will also be community involvement in the new build proposals but the provision of a stand-alone temporary facility funded by DCC is not supported.

5. POLICY IMPLICATIONS

5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. A copy of the Impact Assessment is available on the Council's website at www.dundee.gov.uk/ia.

6. CONSULTATIONS

6.1 The Council's Management Team were consulted in the preparation of this report.

7. BACKGROUND PAPERS

7.1 None.

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6 August 2019

