

ABERDEEN CITY COUNCIL

COMMITTEE:	Finance, Policy & Resources
DATE:	9 June 2015
DIRECTOR:	Pete Leonard
TITLE OF REPORT:	Middlefield Community Hub
REPORT NUMBER:	CHI/15/199

1. PURPOSE OF REPORT

This report provides an update on the development of Middlefield Community Hub, and seeks approval to invite tenders for the construction of the new Hub.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- a. Note the progress to date in relation to developing a new Middlefield Community Hub;
- b. Note the funding requirement for the refurbishment of the existing building will be met from the 2016/17 Corporate Property Condition and Suitability Capital Budget;
- c. Authorise the Director of Communities, Housing and Infrastructure, in conjunction with the Head of Legal Services and Head of Procurement, to carry out a competitive tendering exercise in line with Council Standing Orders, Financial Regulations and EU legislation for the construction of the Middlefield Community Hub.

3. FINANCIAL IMPLICATIONS

The Financial Implications section is included within the confidential section of the agenda.

4. OTHER IMPLICATIONS

4.1 Legal Implications

There are two Management Committees associated with Henry Rae Community Centre, and Middlefield Community Project. Both of these organisations are registered as Charities. At this stage, it has verbally

been agreed that Middlefield Community Project Management Committee will be operational responsible for managing the new Community Hub. Henry Rae Management Committee will continue to exist and will deliver some services from the new Hub.

It is also intended that the current “Healthy Hoose” services will operate from the new Community Hub.

New legal agreements will be developed, based on the standard Lease and Management Agreement for Leased Community Centres, but also incorporating elements of the Service Level Agreement between the Council and Middlefield Community Project, and providing for the delivery of some services by Henry Rae Management Committee and the NHS/ Health and Social Care Partnership.

A long term lease is currently in place between the Council and NHS in regards to the existing flats used as the Healthy Hoose, This lease will require to be ended by mutual consent and a new agreement entered into with the NHS/ Health and Social Care Partnership.

4.2 Other Implications

Energy

It is intended that the new Community Hub will be powered by the Heat and Power plant which will be developed at Manor Walk (and which will also provide power to the new housing at Manor Walk).

Name of Community Hub

Discussions are underway with key stakeholders about what the new hub will be called.

Staffing

While there are no affected Council staff, there are staff currently employed by Henry Rae Management Committee which may be subject to TUPE in respect of Middlefield Community Project Management Committee.

5. BACKGROUND/MAIN ISSUES

5.1 Background

The project will involve the development of new, purpose built accommodation onto the existing Henry Rae Community Centre including provision for: early years care; preschool nursery provision; out of school care; youth facility; adult learning work; health facilities and recreational community activities. This will improve the economic, social and physical environment of the Middlefield Community.

The new development will bring together the services provided by Middlefield Community Project, Henry Rae Community Centre and the Healthy Hoose.

The new accommodation will provide support to a greater number of the local community; create additional opportunities for the local community; sustain local jobs and businesses; help regenerate one of the most deprived communities in Aberdeen; will integrate a health and community activities; and crucially it will help towards a significant childcare shortage in that area of the city.

The project will be developed and delivered as a partnership between Aberdeen City Council, Middlefield Community Project, Henry Rae Community Centre, and NHS/ Health and Social Care Partnership.

5.2 About Middlefield Community Project

Middlefield Community Project is a voluntary project with charitable status (registration no. SC018759). Established in 1991, through the amalgamation of two urban aid projects, the Project is run by a Management Committee and delivers: Youth Services; Training and Work; Early years provision; holiday play schemes; individual support to families; adult learning activities. Middlefield Community Project receives annual revenue support from Aberdeen City Council.

The project is presently located over two sites in a number of housing flats in Logie Place. These facilities are directly in the line of the Haudigan Bypass route. Therefore to ensure that there is no gap in the provision of these important local services, it is essential that alternative fit for purpose facilities are identified and delivered by the end of 2016.

5.3 About Henry Rae Community Centre

Henry Rae Community Centre is a building that is owned by the Council but licenced to a local volunteer Management Committee who run the building, including providing a varied programme of activities for the local community. These activities include a range of recreational activities for all of the community including children, adults, older people and those with special needs. Other service users within the building include a Credit Union and Food Co-operative.

5.5 Healthy Hoose

Healthy Hoose currently operates out of two flats in Logie Place. The flats are subject to a long term lease from the Council to NHS. The NHS/ Health and Social Care Partnership operate a range of services from the flats including:

- Nurse Practitioners – providing minor injury/ minor illness advice and treatment; smear tests/ well women/ well man checks;

emergency contraception; immunisations; health information; smoking cessation advice and nicotine replacement therapy; long term conditions reviews (asthma, diabetes, heart disease.

- Counselling Services
- Podiatry
- Credit Union

5.6 Who will benefit?

Local families and citizens will benefit from a fit for purpose community facility where community services are available under one roof, including important services to support employability, health, wellbeing, lifelong learning, wrap around childcare etc.

Out of School Care –There is currently no out of school care provision available for the local school.

Young people – through youth work

Adults – adult learning

Employment and volunteering opportunities

5.7 Timeline

Key milestones in the timeline are:

Design Sign Off	Mid June 2015
Planning Application	June – August 2015
Soil Investigation Survey Complete	Mid July 2015
Tender Period	September – November 2015
Building Warrant	September – December 2015
Construction Period	January – October 2016
Operational Handover	October - December 2016

6. IMPACT

Corporate – This report relates to ‘Aberdeen – the Smarter City’

- We will work with our partners to seek to reduce the levels of inequality in the city.
- We will enhance the physical and emotional wellbeing of all our citizens by offering support and activities which promote independence, resilience, confidence and self-esteem.
- Working with our third, public and private sector partners, we will provide opportunities for lifelong learning which will develop knowledge, skills and attributes of our citizens to enable them to meet the changing demands of the 21st century.
- We will embrace the distinctive pride the people of Aberdeen take in their city and work with them to enhance the sense of well-being here, building strong communities which look out for, and look after one another.

This report also relates to the Single Outcome Agreement as follows:

- This project will have the potential to deliver, to some degree against the following key outcomes within the Single Outcome Agreement:
- People feel safe throughout Aberdeen’s communities
- Reduced levels of unemployment
- Universal literacy
- Employees in Aberdeen receive a “living wage”
- Effective lifelong learning through vocational and academic education training from secondary school
- The city is recognised as a good place to invest, live, work, visit and export from
- Reduced inequalities in healthy life expectancy and improved physical and mental health through increased physical activity
- Improved mental and physical health and social inclusion of long term unemployed by equal access to employability opportunities
- Older people in Aberdeen have increased independence
- More older people in Aberdeen are benefitting from “Active Aging”
- Carers are effectively supported
- Every child and young person in Aberdeen enjoys being young and at the same time feels safe, nurtured, healthy, active, included, respected and responsible
- Communities demonstrate independence, resilience, confidence, self-esteem and aspiration.
- Preventative approaches reduce the number of families experiencing multiple and complex negative outcomes
- Aberdeen is digitally connected ensuring equal opportunity of access to services for all people and support for business development.
- The project will align with the following Principles of the Single Outcome Agreement:
 - Target those most in need
 - Reduce isolation of minority communities
 - Support the capacity of Aberdeen’s citizens and communities to increase their self-sufficiency
 - A presumption for community based access to services
 - Environmental sustainability
 - Promote pride in Aberdeen

Public – Due to commercially sensitive information contained in the report it is recommended that the financial implications section is considered in confidence. The development will be of interest to the public, particularly those living in the Middlefield and Heathryfold areas. Consultation and engagement with local citizens is ongoing.

7. MANAGEMENT OF RISK

There are a range of risks currently identified including financial, time, land and stakeholder risks.

8. BACKGROUND PAPERS

9. REPORT AUTHOR DETAILS

Gail Woodcock
Service Manager Sport & Communities
gwoodcock@aberdeencity.gov.uk
01224 522732