

## ABERDEEN CITY COUNCIL

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COMMITTEE:	Communities, Housing and Infrastructure
DATE:	27 August 2015
DIRECTOR:	Pete Leonard
TITLE OF REPORT:	Tillydrone Community Hub
REPORT NUMBER:	CHI/15/234

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### 1. PURPOSE OF REPORT

This report provides an update on proposals for the development of a Community Hub in Tillydrone, and seeks approval for the preferred location for the new hub, along with other recommendations.

### 2. RECOMMENDATION(S)

It is recommended that the Committee:

- a. Note the outcomes of the recent community engagement exercise in Tillydrone
- b. Approve the preferred location, in principle, for the new Tillydrone hub as being the site of the existing Tillydrone Shopping Centre including the existing Tillydrone Housing Office.
- c. Subject to recommendation B, instruct officers to formally consult with the occupiers of the Tillydrone Shopping Centre about their relocation into the new hub, and options for service continuity during the demolition and construction period.
- d. Provide approval for the demolition of the Tillydrone Shopping Centre at the appropriate time.
- e. Instruct officers to develop proposals for the new Community Hub, including consideration of incorporating other Council services and other potential partners.
- f. To note that officers are developing the business case; which will include full capital and revenue implications, for the new Tillydrone Community Hub.

### 3. FINANCIAL IMPLICATIONS

A budget has been agreed through the budgetary process and allocated in the Council's Non Housing Capital Programme for the development of a new Community Hub in Tillydrone.

A stage 1 bid to the Scottish Government Regeneration Capital Grants Fund has been submitted, seeking additional funding towards this project. A decision on this first stage bid is expected at the beginning of September. If this additional funding is not received, the plans will be developed based on the funding available.

Initial discussions are ongoing with other service providers including NHS Grampian, Aberdeen City Health and Social Care Partnership and other Council services including Education, Housing Services and Community Safety Service about potential inclusion of related services within the hub and associated financial implications.

It is anticipated that the revenue costs for the new development will not exceed existing revenue costs for the provision of the associated services.

A detailed business plan will be developed as the project progresses including detailed revenue and capital implications.

#### **4. OTHER IMPLICATIONS**

##### **4.1 Legal Implications**

It is anticipated that the new Community Hub will be operated by a single entity, but used by a number of different service providers.

An appropriate governance structure including relevant legal documentation will be developed as the project progresses.

##### **4.2 Other Implications**

###### **Energy**

Options for powering the new community hub will be developed as the project progresses. These options will include options for renewables. Options for connecting to the existing Community Heat and Power Plant will also be explored.

###### **Name of Community Hub**

Proposals for the name of the community hub will be developed in conjunction with the local community and key services as the project progresses.

###### **Staffing**

Any implications for Council staff will be identified as the project progresses. Due to the complexity of the project, input from a range of services will be required during the various stages of the project.

#### **5. BACKGROUND/MAIN ISSUES**

## 5.1 Background

## 5.2 Community Engagement

The engagement to date has included a comprehensive survey of local residents, creative engagement sessions with school children and other community representatives, and local community stakeholders participating and a visit to other community hubs in West Lothian. This engagement and consultation is continuing and this process in itself will deliver some of the desired local social regeneration outcomes.

The initial engagement exercise with the local people in Tillydrone in March 2015 (response rate was over 9% of local population), confirmed the demand for such a hub, and identified a desire for the hub to provide for a range of activities including: activities to support local people get employment; a place to get access to information and advice; a meeting place for groups; community café and catering facilities dance and creative space; childcare facility; somewhere to get help with reading, writing and planning; fitness classes; somewhere to learn to use computers; a place for young people; a place for older people; health services and facilities; and access to affordable healthy food.

Further detail of the findings of the consultations undertaken to date are included at appendix A.

## 5.2 Preferred Location

The preferred location for the new community hub, identified through the community engagement process is the site of the current Tillydrone Shopping Centre. (Selected by just over 40% of the respondents.)

The implications of developing a community hub in this location are:

Positives:

- Preferred location identified by residents as the heart of the Community
- Large site which is flexible for design opportunities
- On public transport route
- Level of parking required likely to be achievable.

Negatives:

- Not visible from route to new don crossing.
- Will require demolition of existing shopping centre
- Will require services currently housed in the shopping centre to be relocated during demolition and construction of the new hub.

## 5.5 Existing Services

There are a number of existing community services that operate from units in the shopping centre. These include:

- **Tilly Youth Project** – young people working with young people to determine, develop and manage a range of services for young people.
- **Lighthouse** – A support centre to provide care and support to the wider Tillydrone community including the most disadvantaged and vulnerable people.
- **Charity Shop** – local charity retail outlet
- **M26** - A project that works with men with a history of substance misuse to support them on their recovery journey.
- **Co-op** – local supermarket

If the new hub is to be developed on this location, then demolition of the existing buildings will be required. It is estimated that demolition and construction of the new hub will take around 18 months from start to finish.

Clearly if these key community services were to close during this period, the impact on the local community would be significant. Therefore to mitigate against negative implications, discussions are ongoing with NHS, Library and Information Services, the local church and local family centre to identify possible options for continuing the services during this period.

## 5.6 Supermarket

Discussions are ongoing about the possibility of providing a space for affordable healthy food. This may be in the form of a supermarket, and could be developed into a model which provides for any income derived from the supermarket to go back into the community.

## 5.7 Other Services

There are a range of Council services that are provided within Tillydrone, these include: housing; library; and health. Discussions are ongoing with relevant officers to identify potential synergies and opportunities which may come from the development of a community hub in Tillydrone.

## 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 21<sup>st</sup> 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 –The development will be of interest to the public, particularly those living in the Tillydrone area. 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. These risks will be captured and mitigations considered in a risk register

## **8. BACKGROUND PAPERS**

## **9. REPORT AUTHOR DETAILS**

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