

## Alive West Norfolk Report

Title:	Community Centres
Lead Officer:	Neil Gromett / Lucy Mellish
Title:	Chief Operating Officer / Centre Manager
Date:	03/09/2019

### 1.0 Introduction

As of 1<sup>st</sup> July 2019 Alive West Norfolk took over the management of both South Lynn and Fairstead Community Centres. Having the additional resources available to assist with Marketing and Development should enable us to increase attendances from people in the local communities. This should also assist in increasing income.

Both community centres can be hired by internal and external customers and offer a range of activities for the local community.

Please find attached a business plan for 2019/2020 for discussion.

### 2.0 Details

South Lynn – for 19/20 we are looking to run more activities for the local community to assist their fitness and wellbeing. To do this we will be working with various community groups and internal departments of Alive West Norfolk.

It is anticipated that South Lynn Community Centre income will be down by £12310.00 due to a vacant room at the centre. We are working with Property Services to advertise this area to the general public for a tenancy lease. The centre is popular with both local and country wide business and organisation and has a very good reputation.

We are looking to work with Headway to provide bingo nights and car boot sales which will be offered to the local community.

Fairstead Community Centre – has two vacant areas which formally housed Sure start and the midwifery groups which have now vacated due to cuts by Norfolk County Council. This will have an impact on the income for the centre which will mean a loss of £1580.00 this year and £4200 year on year. There is an expression of interest from a local nursery group for the Surestart side and interest in the nursery room in the main building that has become vacant. I am arranging for a site visit as they are looking to expand their current nursery spaces. This area is already set up as it was previously used as a nursery prior to the tenants closing the doors without customers being told back in May 2018. I have also just been approached by an existing group that is hiring the facilities on a weekly basis for a meeting to view the nursery room too.

The rent which SureStart paid was for one side of the building and one small room in the main building was low and they did not actual pay any rent until 2013. The rent for both areas was £4200.00 per year and I would propose to increase this to £6k for the first year (£1500 per quarter) with an increase to £8k per year after the first 12 months. I believe that by keeping the rent at a reasonable charge will ensue that the centre is occupied and also providing provisions for the local community.

This centre is booked 6 days a week by local community groups, which has increased from 2 to 6 in the last 12 months. The centre has received a new boiler and flooring throughout the downstairs in the last year.

A tenancy agreement has just been signed by another group who hire the centre for a room upstairs which has gained an additional £3400 per annum

### **3.0 Recommendations**

Councillors are requested to note the report and attached business plan. Suggestions for additional actions are welcomed.