Scrutiny Sub-Committee for Corporate Management Issues



27 February 2006

Property Issues

Report of Ken Pearson, Head of Corporate Estates

Purpose of the Report

1 To provide an outline of the nature and scale of the estate.

Background

2 The main components of the Authority's property holdings are:-

Schools	-	304
Education Other	-	6
Social Care & Health		
- Homes	-	13
Other	-	64
County Hall/Offices	-	20
Business Parks (Joint)	-	18
Business Units	-	83
Community Centres	-	33
Libraries	-	38
Museums	-	3
Waste Disposal Facilities	-	4
County Farms (holdings)	-	25
Green Estate -		2619 ha

The estate is valued for accounting purposes at £517m.

Issues

- 4 Realignment of property holdings will need to be carried out to reflect the restructure of the Authority eg Childrens Services and Adult Services.
- 5 Longer terms plans are being devised to reflect most existing service areas.

Due to the level of investment needed in condition, suitability and accessibility Community Buildings require attention. Their role in future service delivery also warrants consideration. Setting aside community facilities in schools (e.g. joint/shared use agreements, in libraries and other establishments) the approximate basic investment needs for our community buildings can be summarised as:

	Condition *	Suitability *	DDA	Total
Community/Youth Centres	£5.4m	£3.2m	£1.1m	£9.7m

^{*} Condition and suitability needs are to be re-assessed.

A detailed list of all Community Buildings is shown in Appendix 2.

- 7 Typically, Community Buildings are leased to the relevant Community Association on a peppercorn lease with the Authority (landlord) responsible for structural and external maintenance and the Association (tenant) responsible for internal repair and decoration.
- 8. There is no specific capitalised maintenance budget allocation to meet the Authority's legal obligations and help address the backlog. A notional amount of £100,000 pa has in the past been allocated from the Capitalised Maintenance Budget for Community Buildings.
- It has been possible to facilitate new community centres at Dawdon, Eastlea, Seaham, Wingate and Grange Villa by restructuring lease arrangements that passed all responsibilities to the Community Association but also permitted them to access lottery and other funding.
- 10 Consideration is also being given to the creation of a new community facility based upon the former Glenroyd residential home at Consett.

Recommendation

11 Scrutiny is asked to note the position described.

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Finance N/a **Staffing** N/a **Equality and Diversity** N/a **Accommodation** N/a **Crime and disorder** N/a Sustainability N/a **Human rights** N/a Localities N/a Young people N/a Consultation Report for information

Appendix 1: Implications

Appendix 2: List of Community Buildings

ANNFIELD PLAIN COMMUNITY CENTRE

BLACKHALL YOUTH CLUB

BLACKHILL COMMUNITY CENTRE

BOURNMOOR COMMUNITY CENTRE

BURNOPFIELD COMMUNITY CENTRE

CASTLESIDE YOUTH CLUB

CHESTER LE STREET YOUTH CENTRE

DAWDON COMMUNITY CENTRE**

EVENWOOD COMMUNITY CENTRE

FISHBURN YOUTH AND COMMUNITY CENTRE

FRAMWELLGATE MOOR COMMUNITY & YOUTH CENTRE

GRANGE VILLA COMMUNITY CENTRE **

GREAT AYCLIFFE VILLAGE HALL

GREAT LUMLEY COMMUNITY CENTRE

HAWTHORN COMMUNITY CENTRE

HORDEN YOUTH & COMMUNITY ASSOCIATION

HOWDEN LE WEAR COMMUNITY CENTRE

HUNWICK COMMUNITY CENTRE

LANGLEY PARK COMMUNITY CENTRE

MIDDLETON IN TEESDALE VILLAGE HALL #

MURTON COMMUNITY CENTRE

NEWTON AYCLIFFE YOUTH CENTRE *

PETERLEE CENTRAL YOUTH CENTRE

PITTINGTON VILLAGE HALL

SEAHAM EASTLEA COMMUNITY CENTRE**

SEAHAM ROCK HOUSE COMMUNITY CENTRE

SEAHAM YOUTH CENTRE

SHOTLEY BRIDGE VILLAGE HALL & PART TIME LIBRARY

SHOTTON COMMUNITY CENTRE

SPENNYMOOR YOUTH AND COMMUNITY ASSOC CENTRE

STANLEY COMMUNITY CENTRE

STANLEY YOUTH CENTRE

TORONTO COMMUNITY CENTRE #

TRIMDON GRANGE COMMUNITY CENTRE #

TRIMDON VILLAGE HALL

WINGATE COMMUNITY CENTRE **

WITTON LE WEAR COMMUNITY CENTRE

^{*} Newton Aycliffe Youth Centre has not had a Condition Survey conducted due to its recent completion

 $^{^{\}star\star}$ Grange Villa, Dawdon, Seaham Eastlea & Wingate Community Centres have no condition, suitability or DAA information as they are not owned by DCC

[#] No suitability survey available