

Report to: Executive Board - Monday 11th November 2002

JERICO CANALSIDE REDEVELOPMENT
DEVELOPMENT OF NEW COMMUNITY CENTRE

Report of:	<i>Business Manager Neighbourhood Renewal</i>	WARDS AFFECTED JERICO & OSNEY
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Lead Member Responsible:	<i>Community and Leisure Portfolio Holder</i>	
Overview and Scrutiny Committee Responsibility:	<i>Social Well Being Overview and Scrutiny Committee</i>	
Key Decision:	<i>No</i>	
SUMMARY AND RECOMMENDATIONS		
<p>The report sets out a proposal for the development of a sustainable community centre as part of the redevelopment of the Jericho Canalside and asks Executive Board to reaffirm its commitment to make land at Dawson Place available to facilitate the development of the centre.</p> <p>The new community centre will replace an existing centre in Canal Street which has major physical limitations and is not able to meet the needs of a growing community. It will therefore help the Council meet its objectives of strengthening local communities and reducing inequality.</p> <p>The Executive Board is ASKED to :</p> <ul style="list-style-type: none"> i) reaffirm the Council's commitment to make the land at Dawson Place available in principle for development to facilitate the provision of a sustainable community centre ii) reconfirm that a capital contribution of £100,000 will be earmarked from future tranches of the Capital Programme iii) instruct officers to enter into negotiations with British Waterways Board, the Jericho Community Association and the Trustees of St Barnabus Church and to report back with a detailed proposal for the procurement and operation of the new community centre. 		

1. Background

- 1.1 In February 2000, Housing Committee agreed in principle to make the site of the garages and open space in Dawson Place (edged black on the plan attached) available for development as part of the redevelopment of the Jericho Canalside. At that time, the British Waterways Board (BWB) had tendered their site for a mixed housing and leisure development and the Council's land was offered up to facilitate the development of a new community centre to replace the existing one in Canal Street.
- 1.2 Previously £100,000 had been earmarked from future tranches of the Capital Programme as a contribution to the costs of building the new centre.
- 1.3 BWB did not pursue the project at that time but in Autumn 2001, the site was again offered for development and BWB are currently in negotiations with a preferred developer.

2. Provision of New Community Centre

- 2.1 The current community centre building in Canal Street is inadequate because it cannot be converted for full disabled access, the café being the only accessible room. It also lacks the range of rooms and facilities which will meet the social needs of the growing Jericho community, such as a multi function hall. The Council leases the building from St Barnabus Church and this expires in 2005.
- 2.2 The Jericho Community Association which manages the Canal street centre has carried out a comprehensive survey of local groups and centre users and drawn up a development brief for a sustainable community centre based on the following principles:
 - integrated into any redevelopment project
 - large enough to meet the community's needs in the long term
 - able to generate sufficient income to reduce dependence on funding from the Council and other bodies.
- 2.3 Based on recent experience of developing new community facilities, the Jericho Centre will need to be in the region of 8,000sq ft. This will allow the current Canal Street facilities (4,500sq ft) to be replaced and a multi function hall, smaller multi purpose rooms and an external play space to be added. The target for financial sustainability is to generate enough income to employ a centre manager whose role will be to optimise the centre's other fund raising potential

3. Planning Background

- 3.1 The need for a sustainable community centre has been included in the planning development guidelines for the Canalside site and also in the specific site brief in the draft Local Plan which requires mixed use development on the site, including social housing. The developer of the

overall site will therefore be required to make a financial contribution through a S106 Agreement for the provision of the new centre and this likely to be in the form of land to supplement the Council's site and a capital sum.

4. Procurement

- 4.1 In order to build a sustainable centre, the most pressing need is for land. The Council's land is constrained by the presence of rights of way across the garage forecourt and this could substantially reduce the area available for development. A proposal to include part of the land owned by BWB which adjoins this site has already been discussed with them.
- 4.2 The major source of capital funding will be through a Lottery bid but could be supplemented by a contribution under the S106 agreement from the developer and from the Council's future Capital Programme.
- 4.3 A detailed report on the procurement of the centre, including ownership and how it will be operated, and an assessment of the Business Plan will be set out in the next report to Board but it is likely that the land and capital from the Council and BWB will be made available for a period of 3 years to allow time for the remaining funding to be secured. If the project is not commenced within this period, the land and money will be returned.
- 4.4 Delivering the new centre will depend on building a partnership between the Council, the Community Association, BWB and the Church Trustees and in reaffirming its commitment to make land available, the Council will give the other partners the confidence to make their own contributions to this project. This is particularly so in the case of BWB who are hoping to finalise the agreement with their preferred developer shortly.

5. Development Programme

- 5.1 A detailed planning application for the Canalside redevelopment is likely to be submitted very soon and the aim is to have the Council land formally dedicated and the legal framework established by Spring 2003 or to coincide with the completion of the S106 agreement for the redevelopment scheme which ever is the earlier.
- 5.2 Approval of the principles for transfer of the land and the ownership of the new centre will also need to be agreed by January/ February 2003 so that a bid for Lottery funding can be made by the Community Association .

6. Financial Implications

- 6.1 There are no financial implications arising from this report

THIS REPORT HAS BEEN SEEN AND APPROVED BY THE NEIGHBOURHOOD RENEWAL MANAGER AND THE GROUP ACCOUNTANT
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Background papers: None

