



Report to: Portfolio Holder Housing
 Decision Date: 14 November 2023
 Portfolio Holder: Councillor Lee Brazier
 Director Lead: Suzanne Shead, Director Housing, Health and Wellbeing.
 Lead Officer: Terry Bailey, Senior Housing Officer. Ext. 5833.

Report Summary	
Type of Report	Open report, Non-Key Decision
Report Title	Boughton Community House
Purpose of Report	This report sets out the planned budget arrangements for the revenue costs associated with the setting up and running cost budgets for Boughton Community House.
Recommendations	<p>That:</p> <ul style="list-style-type: none"> • The budget of £4,507 for the initial set up of the scheme and associated running costs from the HRA Service Improvement Reserve from October 2023 until 31 March 2024 has been approved by s.151 Officer be noted; • The running costs will be added to the revenue budget, for 24/25 and 25/26 thereafter. An application will be made to UK Shared Prosperity Fund to cover these costs; • the project, including the change of use for a HRA property to be changed from residential use to a Community House for period of two years, be approved; • the £50,000 capital contribution for 23/24 secured from Rural Prosperity Fund and approves the variation to the Capital Programme be noted; and

	<ul style="list-style-type: none"> the project will be reviewed after year 1 and again in October 2024 to evaluate impact and recommendations to continue or return to rented accommodation.
Alternative Options Considered	None. There are no existing community buildings available to use for this project.
Reason for Recommendation	To enable the Community Hub Project at Boughton to develop to completion.
Decision Taken	As per the recommendations.

1.0 **Background**

- 1.1 In July 2023, a report was submitted to Portfolio Holder – Sustainable Economic Development seeking approval on proposals to deliver the Rural English Prosperity Fund (REPF); this report focuses on the Housing Health and Well-Being Directorate led initiative to establish a Community House in Boughton for an initial two year period.
- 1.2 The proposal was approved and awarded capital funding of £50,000 in line with the requirements of the funding criteria. Excerpt from the report:

<u>NSDC Housing and Estates Management</u>	<u>Award</u>
<u>Retford Road Community Hub</u> Funding to address the challenges identified at Retford Road Estate, Ollerton, including limited access to community facilities. This project includes the re-development of an existing council property on the estate to establish a multi-purpose community venue. Previously successfully piloted in Chatham Court, Newark. Further details are available in Appendix B.	£50,000

- 1.3 This funding will allow for a residential property on Retford Road Estate to be converted into a community building that will serve as a training centre, a community advice hub, a play centre, a local place for professionals and residents to meet, and a focus for community activity and engagement.
- 1.4 The community house will provide a base for initiatives to grow, to tackle local issues in partnership with the Police, Community Safety Teams, Housing Services and Waste Management, NHS, Credit Union, CVS, CAB, Inspire and a number of other agencies. It will also provide enhanced community capacity building with support from local colleges/schools and both statutory and non-statutory agencies. It will feed into our digital offer to residents as well as the Council’s digital strategy. Members will be aware that the estate has been classed a highly deprived area and has been subject to significant crime and anti-social behaviour.

2.0 Proposal

- 2.1 The proposal will change a property on Retford Road Estate into a community hub, to benefit people living on that estate and Hallam Road Estate in Boughton. This will be a centre encouraging agencies and residents to work together to improve the lives of those living on both estates.
- 2.2 REPF will cover the Capital funding, but the project requires revenue funding set out in 3.2.
- 2.3 A suitable property has been identified for conversion into the community house. Planning permission is now being sought for the temporary change of use.
- 2.4 It is anticipated that the alterations will be completed before March 2024. A project group will be established to include tenants, officers, key partners and local members and will run until March 2026.

3.0 Implications

- 3.1 In writing this report and in putting forward recommendations' officers have considered the following implications; Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding and Sustainability, and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Financial Implications – FIN23-24/8910

- 3.2 The Capital Programme 23/24 includes a budget for the Capital element of REPF. This scheme is a HRA scheme, therefore the current REPF within the General Fund scheme will need to be reduced by £50,000 and the HRA Capital Budget be increased, funded by REPF Grant.
- 3.3 The revenue budget will need to be increased to cover the running costs. In the current financial year is £4,507. It is recommended that the funding for this element comes from the Service Improvement Reserve within the Housing Revenue Account (HRA).

Oct 23 - March 24	(PART YEAR)	April 24 - March 25	(ANNUAL)
Electric/Gas	£600.00	Electric/Gas	£1200.00
Water	£275.00	Water	£550.00
Internet	-	Internet	£500.00
Business Rates	£1250.00	Business Rates	£3000.00
TV Licence	-	TV Licence	£160.00
PRS Licence	-	PRS Licence	£500.00
Rent	£2382.00	Rent	£4764.00
Window Cleaner	-	Window Cleaner	£150.00
		Pot. Rent increase 7%	£333.48
		Misc items (cleaning, refreshments etc)	£500.00
Totals	£4507.00	Totals	£11,657.48

3.4 Funding for 2024/25 would be agreed in budget setting and an application will be made to the UK Shared Prosperity Fund, to cover those revenue costs highlighted in the table at paragraph 2.0 (£11,657.48) and the budget will need to be increased thereafter.

3.5 ICT Implications

3.6 The establishment of the Community Hub in this deprived area gives great opportunities for the Council to encourage the community to take advantage of digital training in order to increase their capacity. This supports our digital strategy and allows more access to online council services.

3.7. HR and Equalities Implications

There are no direct implications for staffing as a result of the proposals as existing staff will support delivery as required in line with their existing roles.

3.8. Tenant Implications

This project is welcomed by all four Local Influence Network chairs, who have all provided their support for the project.

Their feedback included:

Newark Chair – Great idea. The Hub makes perfect sense on the Boughton estate. Agencies supporting tenants is good where they live rather than travelling, especially in a deprived area. I have been to this estate. I fully support the project.

Sherwood Chair – I 100% support this project. I feel strongly that the council should be doing this in all areas. Tenants need support and help. It will have a massive effect in Boughton by helping people with advice and having somewhere to go to discuss debts, deal with ASB. A place for tenants to meet and organise themselves. It will provide a sense of community.

Rural Chair – Good idea. It would be good to incorporate a cultural element. Multi-agency-based community development is a good idea. Signposting tenants to information is also high on the agenda. I am very much in favour of this project, and I look forward to seeing how this develops.

Building Safety Chair - I think the project will make a huge difference to services being provided to tenants. If people have a hub where they can access services, it's got to be a good thing.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None.