

ITEM 9 – APPENDIX D

WAVERLEY BOROUGH COUNCIL EXECUTIVE – 3RD DECEMBER 2013

Title:

BRIGHTWELLS GOSTREY CENTRE, FARNHAM

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: All Farnham Wards]**

Summary and purpose:

After consultation with Brightwells Gostrey Centre Trustees and following a request from them to explore a permanent move away from the main Brightwells site to the Memorial Hall, this report asks for authorisation to carry out a feasibility study and initial works costing £30,000 to test this proposal.

How this report relates to the Council's Corporate Priorities:

Value for money

Brightwells Gostrey Centre

Funding is set aside within the annual budget to maintain the current building and cover the utility costs for 2013/14. A potential re-location from the existing dated premises to a new building is likely to give scope for saving ongoing running costs.

Memorial Hall

Refurbishment of the existing Hall would improve the current community facilities making it a more attractive venue, increasing the potential for income generated from bookings. It will also result in an improved energy-efficient venue, generating savings in future running costs.

Leisure and Lives

In addition to day centre provision, it will be possible to provide a health and well-being centre, together with enhancing activities and facilities for older people and the wider community.

Understanding resident's needs

The 2012/13 Adult Health and Social Care Commissioning Profile demonstrates a high level of adult social care and health need in Waverley. The 2011 census shows Waverley as the borough in Surrey with the highest number of residents over 80 years old. This figure is forecast to grow significantly in the next decade. The potential extension of the Memorial Hall would provide older residents in the Farnham area with a dedicated space to receive services that cater for this demographic.

Environment

Brightwells Gostrey Centre and the Memorial Hall are not currently energy-efficient. Improvements to the existing Hall and a new day centre would result in significant energy-efficiency savings.

Financial Implications:

It should be noted that financial support for the Gostrey Day Centre is circa £100,000 per annum, and any new facility could result in a significant reduction in running costs.

The costs for appointing an Employer's Agent (based on costs for a similar appointment for the Riverside enabling works) are estimated to be up to £30,000 (this figure will be qualified at the completion of the tender period). The Council will look to recover these costs from a cash payment that could be generated from Crest Nicholson (CNS). There is a risk that these costs will be abortive if the decision to relocate is not then taken.

The re-location of the Day Centre will require the agreement of the Council as landlord. This will enable the Council to negotiate with CNS over the issues of the apportionment of the construction costs, and any changes in the Brightwells scheme value resulting from the change. The initial feasibility work set out in this report is an essential pre-requisite to any negotiations and is entirely without prejudice to the outcome of any future negotiations.

External funding will be sought from agencies with a health and well-being remit that would benefit from a new centre being built.

Legal Implications:

The Section 106 Agreement which forms part of the planning permission for the Brightwells scheme requires the provision of a replacement community facility on-site. This was to make the Scheme acceptable in planning terms and flows from the requirement of the approved 2006 Masterplan. If the day centre is provided off-site then the approved Brightwells scheme would require formal amendment together with an alteration to the Section 106 Agreement, with a cash payment in lieu.

Introduction

1. The Brightwells Gostrey Centre is located in East Street, Farnham, providing a base for Waverley Carers Support, the Royal Voluntary Service (meals on wheels service), and the Day Centre Service to operate from.
2. As part of the approved Brightwells redevelopment, a new Brightwells Gostrey Centre is to be provided within the Brightwells scheme.
3. The Portfolio Holders for Older People and Major Projects have requested that officers investigate the feasibility of moving the Brightwells Gostrey Centre away from the proposed Brightwells regeneration scheme at East Street to the

Farnham Memorial Hall, a potentially more beneficial site for the objectives of the Council and Day Centre.

4. Following the end of the Judicial Review period for the Compulsory Purchase Order, a meeting took place with Gostrey Centre trustees on 7th November to discuss the way forward and the future of the centre. Following this meeting, an email was received from the Centre trustees and is attached as Annex 1. The trustees have indicated that they are supportive of the possible move from the existing premises.
5. Stakeholder consultation regarding the design of the building will take place with the relevant partners to design a fit for purpose exemplar Wellbeing Centre for Farnham and Waverley.

Employer's Agent

6. Waverley Borough Council does not have in-house resources to carry out the design, procurement and supervisory work required to complete a relocation of the Gostrey Centre. It is therefore necessary to appoint an external adviser to oversee this.
7. Feasibility services would include the drafting of a project plan, the appointment of an architect to provide detailed and costed construction designs, and structural, ground and mechanical and electrical services to carry out the necessary investigation surveys.
8. A specification has been drafted setting out required services to be tendered. Invitations to tender would be prepared following Member approval strictly in accordance with the Council's Contract Procedure Rules.

Conclusion

9. The provision of services to elderly residents is paramount to Waverley. Positive discussions with the Trustees of the Centre have highlighted that the Council could change its plans for a Centre within the Brightwells scheme, and to instead consider a move to Memorial Hall.
 10. Surrey County Council and Clinical Commissioning Groups in the area recognise the importance of a 'well-being centre' in Farnham.
 11. If the Council is to consider a potential move of Brightwells Gostrey to the Memorial Hall away from the main Brightwells scheme it is important to proceed in a timely manner to avoid any impact on the works programme. Authorisation to proceed with the procurement process for the appointment of an external adviser to manage the feasibility services involved will help achieve this.
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Recommendation

That the Executive agrees:

1. To allocate £30,000 from the emergency fund within the Capital Budget for the tender and appointment of external advice to carry out the feasibility study of the relocation of the Brightwells Gostrey Centre, including the drafting of a project plan;
2. That officers tender for an Employer's Agent and the Head of Community Services and Major Projects is authorised in consultation with the Portfolio Holders for Health and Wellbeing and Major Projects, to appoint the successful candidate and enter into the appropriate legal agreement;
3. To enter into further negotiation with current stakeholders regarding a move to the Memorial Hall site, in consultation with the Portfolio Holder for Health and Well-Being, including an understanding of their needs (which will impact on design); and
4. That officers report to a future meeting of the Executive with a detailed project plan, cost profile and indicative designs, to gain authority to progress to the tender phase for the construction of a facility at the Memorial Hall.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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