

**WEST DUNBARTONSHIRE COUNCIL****Report by Strategic Lead for Communications, Culture and Communities****Corporate Services Committee: 13 February 2019**

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**Subject: Options for a new Community Centre at Skypoint to include a new Faifley Library****1. Purpose**

- 1.1** This purpose of this report is to follow up on a request by the Corporate Services Committee to bring forward options for a new Community Centre at Skypoint to include a new Faifley Library.

**2. Recommendations**

- 2.1** It is recommended that Corporate Services Committee:

- notes the report and the proposal to include aspirations for the new library and community centre into wider asset management plans for the Clydebank area
- agrees that when this project is developed by officers it will go to IRED Committee for approval and be delivered by Asset Management

**3. Background**

- 3.1** At the November 2017 Corporate Services Committee Councillors approved a motion that noted the below average use of the existing Faifley Library on the Edinbarnet Campus. Committee stated their belief that the awkward location of the library was to blame for the disparity in user numbers and resolved that the Council must address this.

- 3.2** It was the view of the Committee that the Skypoint CE Centre provided a more suitable location. It was also their view that the building had fallen into disrepair. It is important to clarify that while it is accepted by officers that the appearance of the Skypoint CE is dated, it is currently a Condition B building and will form part of Asset Management's rolling Building Upgrade Programme in 2020/21.

- 3.3** Committee went on to agree that officers bring forward to the relevant Committee, options for a new CE Centre on the Skypoint site that will include space for a new Faifley Library; and this should be timed to allow the relevant revenue and capital provisions to be agreed by Council for the 2019/20 financial year.

3.4 The Strategic Lead for Communications, Culture and Communities and the Strategic Lead for Environment and Neighbourhood have been reviewing options since this decision.

#### **4. Main Issues**

4.1 The existing Skypoint Centre has a long-standing tenant in place called Spark of Genius. They have operated a school at the site since October 2015 and their space has been carefully designed to suit the needs of up to 45 primary and secondary pupils aged 10-18 years with a variety of complex educational social, emotional and behavioural needs. The organisation has invested significantly in a range of fixed improvements such as a dedicated ICT Suite, learning zones, large bright modern classrooms, an on-site games hall and fully equipped woodwork department. Relocating this tenant to a new Skypoint Centre building with a similar set up is likely lead to significant costs to the Council for no additional benefit.

4.2 More importantly, discussions with the Council's Asset Management service , highlighted the need to consider the Skypoint project as part of a wider bid for money for a campus development within the Faifley area. This team has the professional responsibility for managing all the Council's existing facilities, investing in new ones and bidding for any future funding from Scottish Futures Trust for new builds, in a way that is sustainable and maximises benefits to the Council.

4.4 Scottish Futures Trust, which is the infrastructure delivery company owned by the Scottish government, has given advice on future funding criteria. This outlines the importance of creating diverse community hubs that maximise Council services on a single site. This means that future bids for funding which include a mix of co-located services such as leisure facilities, schools, libraries, community centres, and nurseries will qualify for external funding.

4.5 Officers from Asset Management are currently reviewing all Council buildings and sites to determine how best to shape the Council's assets in future. The ambition would be to develop plans that maximise external funding and create sustainable venues that save the Council funds. It is the view of this team and the Strategic Lead for Communications, Culture and Communities that progressing with the proposal outlined by Corporate Services could have a negative impact on this wider aspiration

4.6 It is therefore recommended that the aspiration agreed by Corporate Services Committee for a new Skypoint centre should be incorporated into future plans for asset management in Clydebank.

#### **5. People Implications**

5.1 In respect of the proposal, there are no significant people implications from this report other than the resources required by various services to take this project forward.

## **6. Financial and Procurement Implications**

- 6.1** While there would be financial and procurement implications with any new library and community centre in Faifley, this report does not in itself have any financial impact on the Council.

## **7. Risk Analysis**

- 7.1** There is a risk that if the Council does not pursue a community campus model then it will exclude itself from significant future funding via the Scottish Government.
- 7.2** There is a risk that by including the aspiration for the community centre and library into a broader asset management plan that the proposal will take several years to be delivered. This is mitigated by the fact officers are currently considering future plans and that the benefits in securing the funding will far outweigh a short-term delay.

## **8. Equalities Impact Assessment (EIA)**

- 8.1** No significant issues were identified in a screening for potential equality impact of this proposal.

## **9. Consultation**

- 9.1** Internally the project has been considered by Libraries and Culture, Environmental Services, Assets, Finance and Procurement.

## **10. Strategic Assessment**

- 10.1** A strong community campus proposal would support the following Council strategic priorities:
- A strong local economy and improved employment opportunities
  - Meaningful community engagement with active empowered and informed citizens who feel safe and engaged
  - Efficient and effective frontline services that improve the everyday lives of residents

**Name**                      **Malcolm Bennie**  
**Designation**            **Strategic Lead for CCC**  
**Date:**                        **21 January 2019**

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**Wards Affected:** Ward 4 - Kilpatrick