

WEST OF WATERLOOVILLE FORUM

30 September 2008

NEWLANDS COMMUNITY CENTRE

REPORT OF HEAD OF PARTNERSHIPS AND COMMUNICATION (WCC) & HEAD
OF DEVELOPMENT & TECHNICAL SERVICES (HBC)

Contact Officer: Steve Lincoln Tel No: 01962 848 110

RECENT REFERENCES:

WWF38 – ‘Community Facilities and Resources’ – 14 July 2008

EXECUTIVE SUMMARY:

The Newlands MDA will include a new community centre to serve the needs of residents by providing a multi-purpose venue for a wide range of events and activities.

Details of the proposed community centre were presented to the last Forum meeting and members requested that an exercise be carried out to test the capacity of the proposed community centre to accommodate a full range of events and activities. The report sets out the findings of this exercise.

RECOMMENDATIONS:

- 1 That the report be noted.

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DETAIL:

1 Introduction

- 1.1 The Section 106 Agreement for the MDA includes provision of a Community Centre to meet the needs of the new community.
- 1.2 At the Forum meeting on 17 July 2007 it was requested that details of the proposed Community Centre be provided and a report was brought to the last Forum meeting on 14 July 2008. The report included:
 - (i) Draft layout plans (see appendix 1).
 - (ii) A description of the useable spaces within the proposed building and an explanation as to how they might be used.
 - (iii) Explanation of the way in which the size of building required was identified by comparison of other buildings serving a similar purpose.
- 1.3 However, it was felt that further detail was required on the rationale behind the community centre, including testing its specification against other community centres.

2 Comparison with other community centres

- 2.1 The purpose of testing the specification was to ensure that the proposed design and layout for the Newlands Community Centre would provide the capacity to deal with the demand that could be expected from a community of the size planned for Newlands.
- 2.2 The Newlands development is initially proposed to comprise 2,000 dwellings and the Community Centre design shown in Appendix 1 has a footprint of 1,083m² (excluding café, gym and office space). Three existing community centres were identified as suitable for comparison purposes:
 - a) Badger Farm Community Centre serves the parishes of Badger Farm and Olivers Battery, on the edge of Winchester. The number of dwellings in the two parishes is 1,811 and the Community Centre is

693m² in size. This was selected for comparison at the request of Members at the last Forum meeting.

- b) Whiteley Community Centre serves the whole of the Whiteley community, including the areas in Winchester and Fareham districts. The number of dwellings in the whole of Whiteley is 2,333 and the Community Centre is 448m² in size. This facility was also suggested at the last Forum meeting.
 - c) Cowplain Community Centre serves the ward of Cowplain in Waterlooville. The number of dwellings is 3,949 and the Community Centre is approximately 1,000m² in size.
- 2.3 Waterlooville Community Centre, managed by Waterlooville Area Community Association, was not included in this exercise as it differs from the other centres in that it serves a far wider area than the ward in which it is situated, even attracting users from other districts. However, for Members' information Waterlooville Community Centre is 970m².
- 2.4 The weekly programme of activities from Badger Farm, Whiteley and Cowplain Community Centres could be comfortably accommodated by the proposed Newlands Community Centre, as shown in Appendices 2-4. While Newlands will have more dwellings than two of those communities, it should be noted that significant capacity remains within the building, as the programmes can be accommodated while only occasionally needing to utilise the additional capacity created by dividing the community hall in two.
- 2.5 There are some regular uses of the three community buildings sampled that were not considered as part of this exercise:
- a) The nurseries that operate daily between 8am and 6pm at Whiteley and Cowplain Community Centres have a dedicated space so should not be considered as a regular user of the hireable rooms. At Newlands this function will be accommodated within a purpose-built nursery facility so will not be required as a function of the Newlands Community Centre.
 - b) Activities such as indoor football will not be accommodated at Newlands Community Centre. The Section 106 Agreement includes a separate sum for the provision of sports facilities, at a location to be decided. Badminton will also be available off site, but has been included in this exercise as it is a common function of a community building and it demonstrates that adequate capacity exists within the proposed design.
- 2.6 Carrying out this exercise has proven that the proposed Newlands Community Centre compares favourably with other, well used buildings in Winchester and Havant districts. Members of the Forum can be comforted that the Centre should have adequate capacity to accommodate the required programme of activity.

OTHER CONSIDERATIONS:

3 CORPORATE STRATEGY (RELEVANCE TO):

3.1 Successful delivery of the Community Development Strategy for the West of Waterlooville MDA would help in realising:

- (i) Priorities within the 'inclusive society' outcome of the Winchester District Community Strategy.
- (ii) Havant Borough Council's corporate priority of 'Social Inclusion'.

4 RESOURCE IMPLICATIONS:

4.1 The estimated £1,857,400 cost of providing Newlands Community Centre will be met through developer contributions secured as part of the Section 106 Agreement.

BACKGROUND DOCUMENTS:

Section 106 Agreement dated 20 December 2007

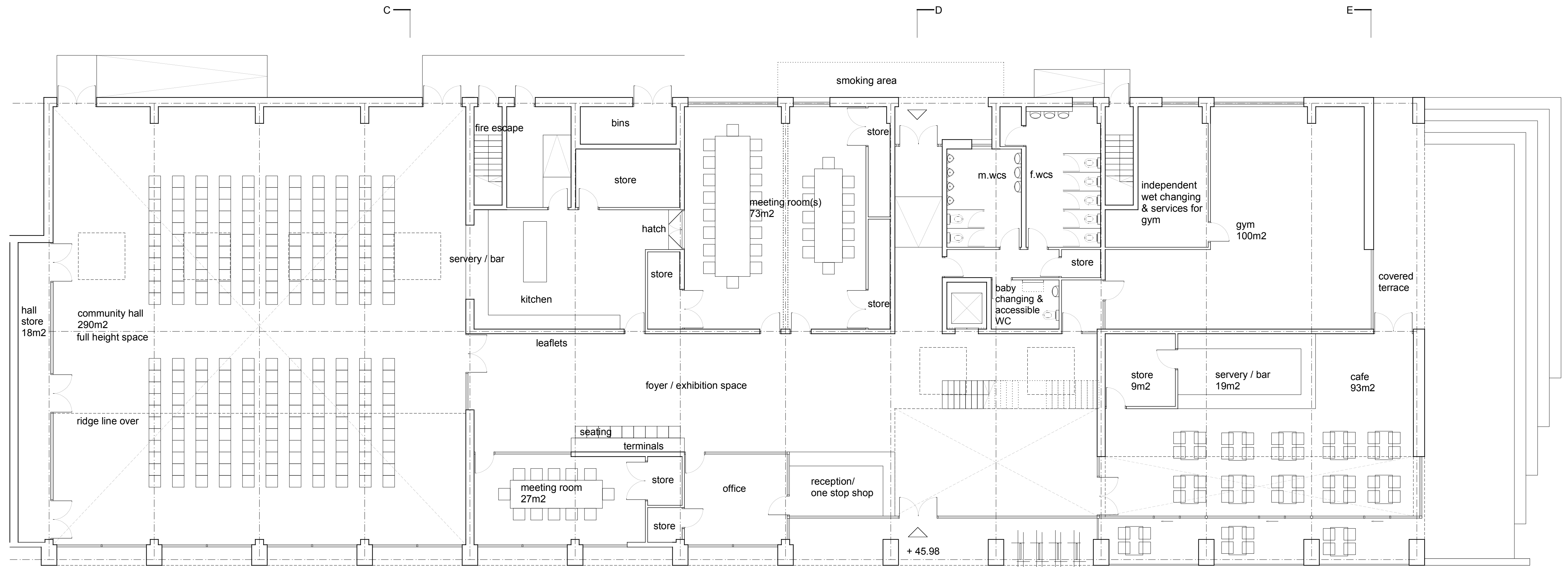
APPENDICES:

Appendix 1: Community Centre Plan 1348/P/101 May 2008

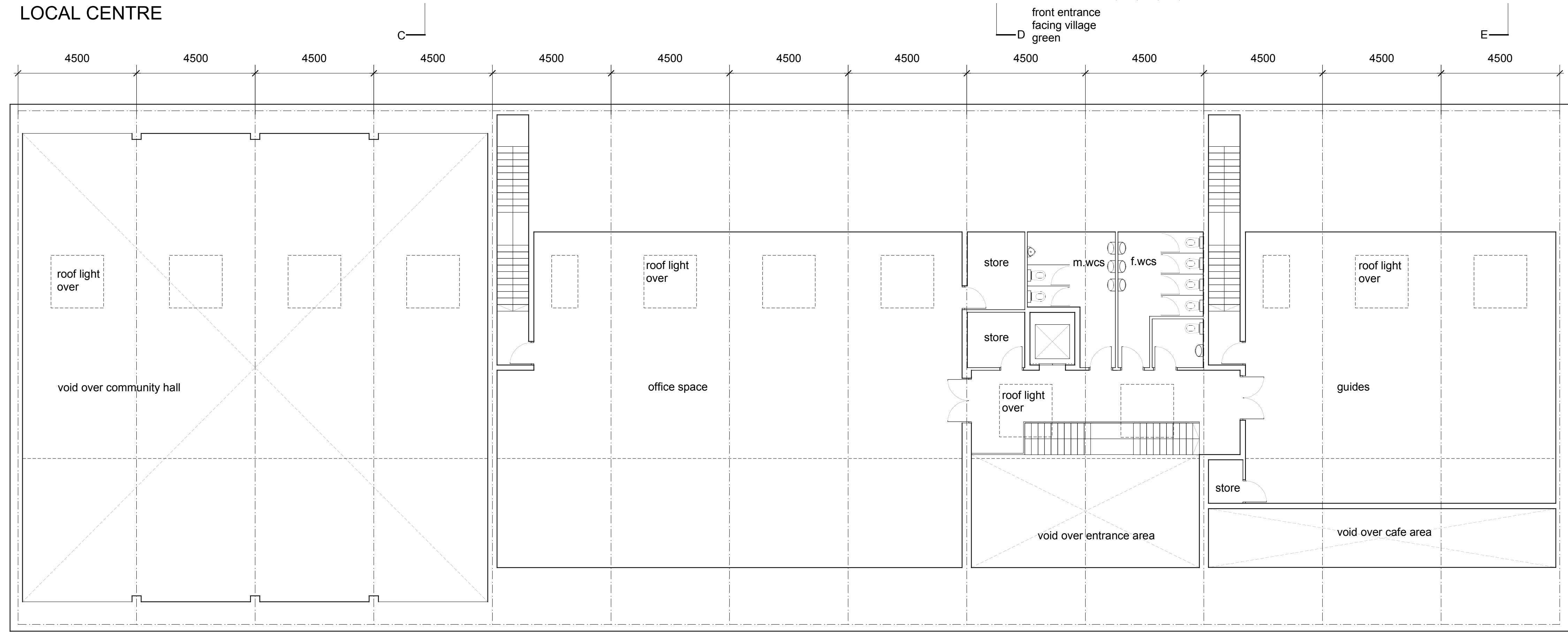
Appendix 2: Badger Farm Community Centre programme

Appendix 3: Whiteley Community Centre programme

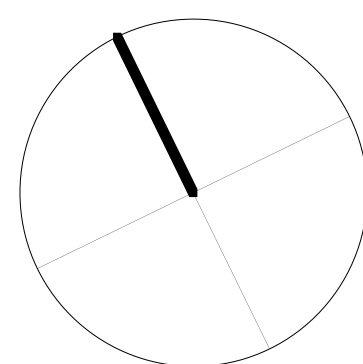
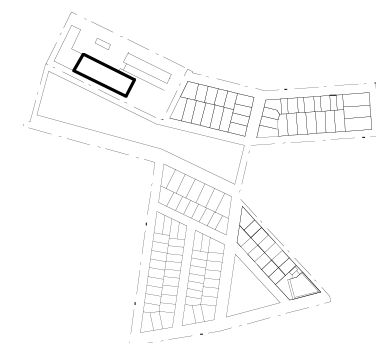
Appendix 4: Cowplain Community Centre programme



LOCAL CENTRE



LOCAL CENTRE, 1ST FLOOR



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Amendment	Date
NEWLANDS COMMON PHASE ONE	Job/Drawing No 1348/P/101
BLOCK 1 LOCAL CENTRE PLANS	Scale 1:100 (1:200 @ A3) Date 23.05.08 Drawn AJ
Do not scale	All dimensions to be checked on site
Original printed at A1	

		8.00	9.00	10.00	11.00	12.00	13.00	14.00	15.00	16.00	17.00	18.00	19.00	20.00	21.00		
Mon	Community Hall		Pre-school / Legs, bums & tums *									Tae kwon do					
	Meeting Room 1		Yoga														
	Meeting Room 2																
	Meeting Room 3																
	Guide Hall																
Tues	Community Hall		Pre-school / Music & movement *			Worship		Legs, bums & tums									
	Meeting Room 1												Yoga				
	Meeting Room 2																
	Meeting Room 3														Miniature Wargames Club		
	Guide Hall																
Weds	Community Hall		Pre-school										Tae kwon do				
	Meeting Room 1												Slimming				
	Meeting Room 2																
	Meeting Room 3														Wildlife Group		
	Guide Hall																
Thur	Community Hall		Pre-school							Older Persons Club						Badminton	
	Meeting Room 1		Slimming			Art Group								Slimming			
	Meeting Room 2																
	Meeting Room 3																
	Guide Hall												Brownies				
Fri	Community Hall		Pre-school						Parents & Tots		Tea Dance						
	Meeting Room 1	Country Market							Yoga					Bridge Club			
	Meeting Room 2																
	Meeting Room 3																
	Guide Hall																
Sat	Community Hall	Spiritual Healing															
	Meeting Room 1																
	Meeting Room 2																
	Meeting Room 3																
	Guide Hall																
Sun	Community Hall																
	Meeting Room 1																
	Meeting Room 2																
	Meeting Room 3																
	Guide Hall																

		8.00	9.00	10.00	11.00	12.00	13.00	14.00	15.00	16.00	17.00	18.00	19.00	20.00	21.00			
Mon	Community Hall	Pre-school													Fitness			
	Meeting Room 1	Parent & Toddler Group										Pilates		Pilates				
	Meeting Room 2																	
	Meeting Room 3																	
	Guide Hall																	
Tues	Community Hall	Pre-school													Tae kwon do		Kick boxing	
	Meeting Room 1	Pilates												Pilates		Pilates		
	Meeting Room 2																	
	Meeting Room 3																	
	Guide Hall																	
Weds	Community Hall	Pre-school													Dance school			
	Meeting Room 1																	
	Meeting Room 2													Slimming class				
	Meeting Room 3																	
	Guide Hall																	
Thur	Community Hall	Pre-school													Dance classes			
	Meeting Room 1																	
	Meeting Room 2																	
	Meeting Room 3																	
	Guide Hall																	
Fri	Community Hall	Pre-school													Martial arts		Line dancing	
	Meeting Room 1																	
	Meeting Room 2	Pilates																
	Meeting Room 3																	
	Guide Hall																	
Sat	Community Hall																	
	Meeting Room 1																	
	Meeting Room 2																	
	Meeting Room 3																	
	Guide Hall																	
Sun	Community Hall	Worship											Worship					
	Meeting Room 1																	
	Meeting Room 2																	
	Meeting Room 3																	
	Guide Hall																	

		8.00	9.00	10.00	11.00	12.00	13.00	14.00	15.00	16.00	17.00	18.00	19.00	20.00	21.00	
Mon	Community Hall	Short Mat Bowls			Badminton						Gymnastics			Badminton		
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															
Tues	Community Hall	Badminton			Keep Fit						Aerobics		Line Dancing			
	Meeting Room 1	Sewing Classes											Singles Club			
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															
Weds	Community Hall	Badminton			Short Mat Bowls			Gymnastics								
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3	Flower Arranging														
	Guide Hall															
Thur	Community Hall	Badminton					Short Mat Bowls						Badminton			
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															
Fri	Community Hall				Badminton						Gymnastics			Badminton		
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															
Sat	Community Hall	Gymnastics														
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															
Sun	Community Hall	Karate									Badminton / Short Mat Bowls					
	Meeting Room 1															
	Meeting Room 2															
	Meeting Room 3															
	Guide Hall															