

COMMUNITY ROOM REVIEW

Report of the Director of Housing and Customer Services

1. SUMMARY

This report updates the City Board on the ongoing work to review the levels of usage in community rooms across the city and provides initial proposals on the future use of rooms which are currently underused.

2. RECOMMENDATION

That the City Board approves the proposals within this report subject to consultation with residents.

3. MATTER FOR CONSIDERATION

- 3.1 Derby Homes manages twenty-five community rooms which are located within sheltered housing schemes. The schemes are primarily for older people and people with disabilities. The community rooms are used to varying degrees by local residents for community activities such as: coffee mornings, lunch clubs and bingo. Services are also provided by other agencies like Social Care to our residents and the wider community.
- 3.2 The residents of housing schemes with a community room pay 68p a week as an element of the rent.
- 3.3 There has always been a disparity in the levels of use in the community rooms, both by the residents and external agencies, which the Community Initiatives Team have attempted to address since April 2009.
- 3.4 Whilst we have seen almost a 40% increase in the numbers of residents attending social activities there are still a number of community rooms which are significantly underutilised.
- 3.5 We have reviewed the levels of use at each community room and have shown the level of usage as a percentage of the total available time for use each week.

The calculation has been based on the maximum available slots of 21 per week. Morning, afternoon and evening on a seven day week basis.

The percentage usage is also shown within a traffic light system:

A traffic light system has been utilised to identify priorities for action as follows:

- Green = over 30% usage and signifies schemes that are reasonable well used by the community.
- Amber = 15% - 30% usage and signifies schemes where there is some level of community usage but still need for greater utilisation.
- Red = less than 15% usage and signifies schemes that are significantly underused by the community.

3.6 The table attached at Appendix 1 shows current use by residents and external agencies.

The current levels of usage categorise the common rooms as follows:

Red	Amber	Green
Centurion Walk	Acorn Close	Donnington Close
Churchside Walk	Boyer Street	Filbert Walk
Colville Street	Coniston Crescent	Tintagel Close
Garsdale Court	Craddock Avenue	Watermeadow Road
Holly Court	Fairdene Court	Whitecross House
Max Road	Glengarry Way	
Oakleigh Avenue	Humber Close	
Rebecca House	Kestrel House	
Slaney Close		
Slindon Croft		
Streatham Road		

3.7 The map attached at Appendix 2 shows the community rooms by location and colour coded red, amber and green.

3.8 The Executive Team have considered the 10 community rooms which are currently categorised red and make the following recommendations for further consultation with the SHOUT group and local residents.

3.8.1 **Centurion Walk, Chester Green** – Proposal to consider conversion to accommodation which could suit a disabled person.

This community room is currently used for 1 activity per fortnight and 1 activity per month. The room is situated in an area where there are a lot of community facilities available and there is a nearby community centre. Despite continued efforts with residents there is very little interest in organising activities within the community room.

3.8.2 **Churchside Walk, Parliament Street** - Proposal to consider conversion to accommodation which could suit a disabled person.

This community room is currently used for 2 activities a week. This room is significantly underused by residents, there is a community centre nearby. It is situated close to Boyer Street Community Room and existing activities could be accommodated there.

3.8.3 **Colville Street, Ashbourne Road** – Proposal to consider conversion to accommodation which could suit a disabled person.
This room is situated close to Rebecca House. Existing activities could be accommodated there. Parking is poor.

3.8.4 **Streatham Road, Mackworth** – Proposal to work through the Community Initiatives Teams and with local residents to increase usage of the room. Explore the possibility of inviting community based groups to use the room at affordable charges.

There are currently 2 activities per week, 1 per fortnight and 1 per month at this community room. The room is also used to hold Neighbourhood meetings and we have enjoyed some recent success in increasing the useage.

3.8.5 **Max Road – Chaddesden** – Proposal is to work with the Community Initiatives Team and residents to increase usage in the room.

There are currently two activities per week in this community room. Although this room is still underused the number of activities has increased and there is still good potential for future development of activities.

3.8.6 **Oakleigh Avenue – Chaddesden** – Proposal is to consider the conversion to accommodation which could suit a disabled person and their carer due to the size of the premises.

This community room is currently only used on one occasion per month. Despite lots of effort there has been no demand or interest in activities from the residents. There will also be provision of community rooms within the new Chaddesden library. The current activity could be accommodated within the nearby Max Road community room.

3.8.7 **Holly Court, Mickleover** – Proposal is to work alongside the Community Initiatives Team and with local residents to increase usage in the room.

The community room is currently used for 2 activities per week and 2 per month. The activities at this venue are very much tenant led and this is to be encouraged as it is the only community room within the area. More work and support is needed to increase the use of the room.

3.8.8 **Slaney Close, Allenton** – Proposal is to work alongside the Community Initiatives Team and with local residents to increase usage in the room.

The community room is currently used for 3 activities per week. The activities are very much tenant led and this is to be encouraged and there are no other facilities in the local area. More work is needed to ensure that usage is increased.

3.8.9 **Slindon Croft, Alvaston** – Proposal is to consider the 3 community rooms in the area, and determine if it viable to retain all 3. At present Humber Close is the most used. Possible conversion to accommodation for one out of the three community rooms.

At present this community room is used for 3 activities per week and 1 per month. The room is very close to Humber Close and Garsdale Court, parking at

Slindon Croft is limited. Activities at the 3 community rooms could be accommodated into 2.

- 3.8.10 **Garsdale Court, Alvaston** - Proposal is to consider the 3 community rooms in the area, and determine if it viable to retain all 3. At present Humber Close is the most used. Possible conversion to accommodation for one out of the three community rooms.

At present this community room is used for 2 activities per week. The room is very close to Humber Close and Slindon Croft and the activities at all 3 could be accommodated into 2.

- 3.8.11 **Rebecca House.** – Proposal is to work alongside the Community Initiatives Team, Specialist Support Officer and with residents to increase the usage of activities in the community room following the completion of major improvement works at Rebecca House.
- 3.9 There is an outstanding key policy review on the external use and hiring out of community rooms. This policy review will be completed and presented to the City Board in September 2011 with the conclusion of this review.

4. CONSULTATION IMPLICATIONS

The Housing Act 1985 requires that tenants are consulted on all matters that affect their tenancy. As a result of this we will consult with affected residents and local interest groups. We are also working closely with SHOUT residents group who will monitor progress on the proposals contained within this report..

The SHOUT group will priorities the spending of £25,000 soft furnishings budget during 2011/12.

We are also holding discussing with Derby City Council Adult Services Teams to identify where community rooms may be used to deliver services for the City Council.

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

There is currently income generated by the organisation through charges made to residents that have access to a community room. There are also costs associated with the running of the community room's e.g. utility charges and rates. Depending on the decisions taken in the future there could be an affect on one or both of these areas. There is also a possibility that there could be capital costs associated with any decisions made to make alternative use of any of the community rooms. It is not possible to specify at this stage what these may be but greater efficiencies on the cost of conversion will be achieved by packaging work together rather than issuing individual contracts.

8. ENVIRONMENTAL IMPLICATIONS

These will be considered in line with issues that arise as a result of the action plan and any future decisions that are made.

9. EQUALITIES IMPACT ASSESSMENT

Where individual proposals relating to community rooms indicate a change of use separate equalities impact assessments will be undertaken.

10. HEALTH & SAFETY IMPLICATIONS

These will be considered in line with issues that arise as a result of the action plan and any future decisions that are made.

11. RISK IMPLICATIONS

Failure to review the usage of rooms could lead to unnecessary spend by the organisation due to ongoing utility and maintenance costs.

The areas listed below have no implications directly arising from this report:

- Legal and Confidentiality
- Personnel
- Policy Review

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, phil.davies@derbyhomes.org – Phone: 01332 888528

Author: Maria Murphy / Director of Housing and Customer Service /01332 888522 /
maria.murphy@derbyhomes.org

Background Information:

Supporting Information:

Derby Homes Community Rooms Social Activities Timetable

VENUE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
Acorn Close, Shelton Lock 4/21 = 19%	12.30 – 3.30pm Bingo		10.30 – 2.30pm Social Services Lunch Club <hr/> 6.00 – 8.00pm Tenant's Social		10.00 – 2.00pm Fish & Chips	
Boyer Street, Off Woods Lane 6/21 = 29%		9.00 – 1.00pm Adult Social Services (Learning Disabilities) <hr/> 2.00 – 3.30pm Life Group Social Activities	9.00 – 1.00pm Adult Social Services (Learning Disabilities) <hr/> 2.00 – 3.30pm Life Group Social Activities	9.00 – 1.00pm Adult Social Services (Learning Disabilities) <hr/> 2.00 – 3.30pm Life Group Social Activities		
Centurion Walk, Chester Green 3.75/21 = 3.6%		2.00 – 5.00pm Big Help Project Social (FORTNIGHTLY)	10.30 – 12noon Coffee Morning (FIRST WED IN MONTH)			
Churchside Walk, Parliament St 3/21 = 14%	1.30 – 3.30pm Bingo	9.00- 3.00pm Live @ Home Coffee & Social				
Colville Street, Ashbourne Road					6.00 – 8.00pm Bingo	

APPENDIX 1

VENUE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
1/21 = 5%						
Coniston Crescent, Chaddesden 5/21 = 24%	1.30 – 3.30 Bingo <hr/> Windy Ridge WI 7.00 – 9.00pm FORTNIGHTLY	10.30 – 12.00pm Coffee Morning <hr/> 1.30 – 3.30pm Bingo			1.30 – 4.00pm Bingo <hr/> 6pm – 9.00pm Youth Club FORTNIGHTLY	
Craddock Ave Spondon, Derby 4/21 = 19%	9.30 – 12:00pm West Park School (Year 11)	10.30 – 1.00pm Resident Coffee Morning / Light Lunch		9.30 – 4.30pm Connexions Drop- In <hr/> Internet Cafe <hr/> Young Mums' Group		
Donington Close, Sunnyhill 6.5/21 = 31%	10.00 – 12.30pm Coffee Morning <hr/> 2.00 – 4.00pm Singing Session (FIRST MONDAY IN MONTH) <hr/> 7.00 – 10.00pm Reiki (FIRST MONDAY IN MONTH)	1.30 – 3.30pm Tabletop Games <hr/> 6.00 – 9.00pm Bingo	7.00 – 9.00pm Quiz Night	6.00pm – 9.00pm Bingo	7.00 – 9.00pm Fish & Chip Supper	
Fairdene Court Off Lower Dale Rd, Normanton 5/21 = 24%	9.00 – 10.00am Disability Direct Yoga 10.00 – 1.00pm Preet Group for Older & Disabled People		11.00 – 3.30pm Asian Women's Group (Learning Disabilities) <hr/>	9.00 – 3.00pm Live at Home's Over 60's Sunshine Club (Social / Light Lunch)	10.30 – 1.00pm Simran Group for Older Asian Women	

APPENDIX 1

VENUE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
Filbert Walk, Chellaston 6.25/21 = 30%	10.00 – 12.00pm Coffee Morning <hr/> 7.00 – 8.30pm Bingo & Raffle Social Evening	2.00 – 4.00pm Games & Raffle Social	7.00 – 8.30pm Bingo		9.00 – 1.00pm Live at Home Coffee Morning <hr/> 1.0 – 2.00pm Fish & Chips (LAST FRIDAY) <hr/> 2.00 – 4.00pm Bingo	
Garsdale Court, Alvaston 2/21 = 10%		10.00 – 11.00am Tenants' Coffee Morning	7.00 – 9.00pm Craft Club			
Glengarry Way, Sinfen Moor 5.5/21 = 26%	2.30 – 4.30pm Tea & Cakes Afternoon <hr/> 5.00 – 7.00pm Junior Wardens (FORTNIGHTLY)	1.30 - 3.30pm, Afternoon Social (with opportunities for day trips, shorter outing, flower arranging, gentle exercise, etc.	10 -12pm Coffee Morning	10.30 – 2.30pm Social Services Day Centre	2.30 – 4.30pm Tea & Cakes	
Holly Court Off Catterick Drive, Mickleover 2.5/21 = 12%	12.30 – 1.30pm Fish & Chips (MONTHLY)			2.00 – 3.30pm Bingo	10.00 –12.00pm Coffee Morning	6.30 – 8.30pm Bingo (MONTHLY)
Humber Close, Alvaston		1.00 – 3.30pm Bingo	12.30 – 3.30pm Lunch & Bingo Social (FORTNIGHTLY)	10.00 – 12.00pm Coffee Morning <hr/> 1.00 – 3.30pm	1.00 – 3.30pm Bingo	

APPENDIX 1

VENUE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
5/21 = 24%			5.00 – 7.00pm Junior Wardens (FORTNIGHTLY)	Bingo		
Kestrel House 3.5/21 = 17%	10.30 – 12.30pm Coffee Morning	1.30 – 3.30pm Sinfin Seniors' Bingo Afternoon	YMCA Lunch Club 12.00 – 1.00pm		Fish & Chip Lunch 12.00 – 2.00pm (FORTNIGHTLY)	
Max Road Chaddesden 2/21 = 10%		2.00 – 3.30pm Bingo		12.00 – 2.00pm Lunch Club		
Oakleigh Avenue Chaddesden 0.25/21 = 1%			5.00 – 7.00pm Police Surgery (FIRST WED IN MONTH)			
Rebecca House Off Uttoxeter Old Road, 3/21 = 14%		10.00 – 11.00am Coffee Morning	12.00 – 2.00pm Lunch Club	YMCA Lunch Club 12.00 – 1.00pm		
Slaney Close, Alvaston 3/21 = 14%	12.30 – 4.00pm Bingo		1.30 – 4.00pm Beetle Drive	2.00 – 4.00pm Bingo		
Slindon Croft Alvaston		2.00pm – 4.00pm Afternoon Tea	10.00 – 1.30pm Live at Home Coffee Morning / Lunch	6.00 – 10.00pm Film Night MONTHLY (First Thursday)	10.00 – 3.00pm Social Services Day Centre / Lunch Club	

APPENDIX 1

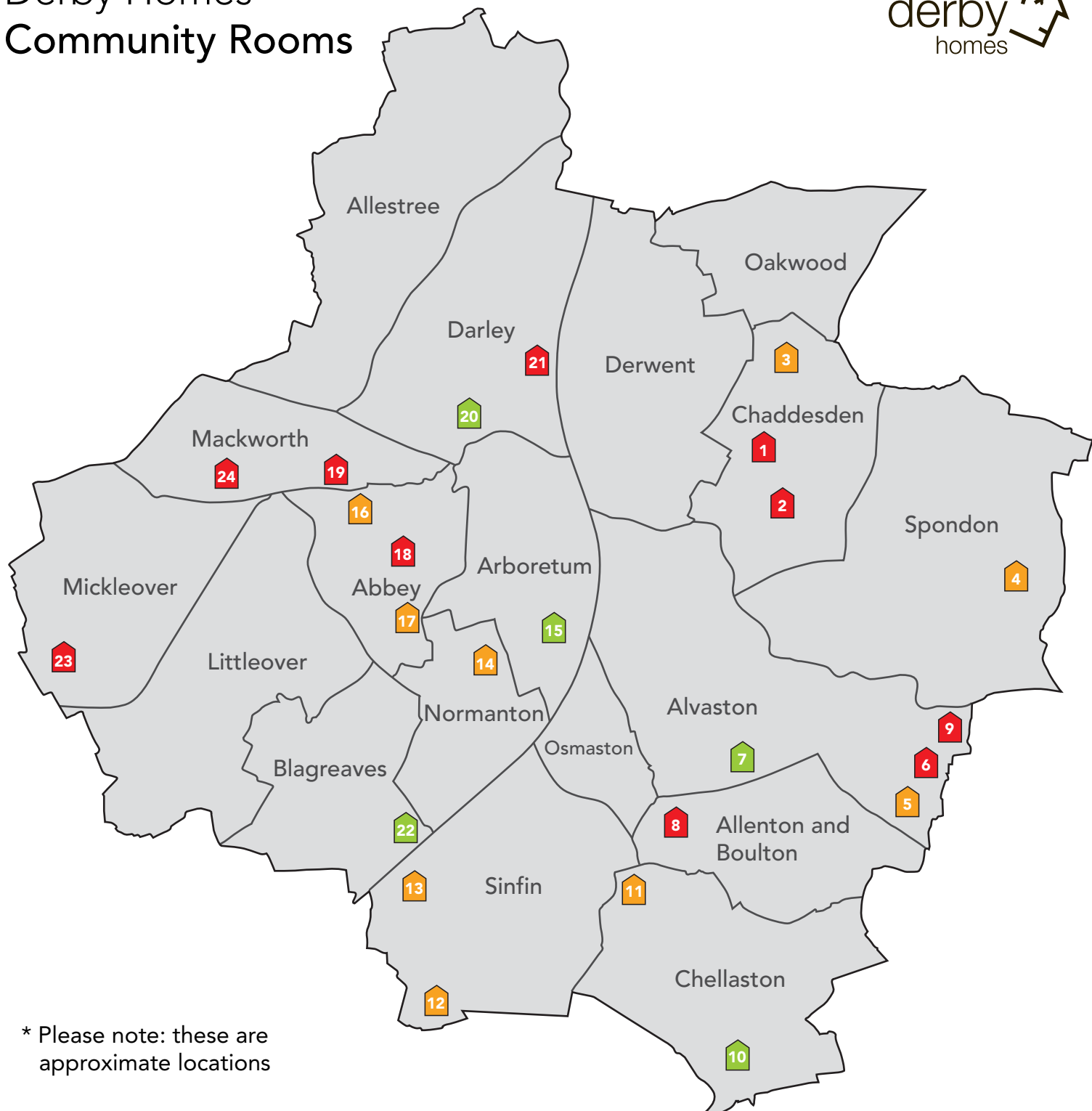
VENUE	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAT/SUN
3.25/21 = 15%						
Streatham Road, Mackworth 2.75/21 = 13%		10.30 – 11.30am <u>Coffee Morning</u>	2.00 – 3.30pm Games Afternoon (wef 9.3.11) <u>7.00 – 9.00pm</u> Mickleover Floral Art Group MONTHLY (Last Wednesday)		5.00 – 7.00pm Junior Wardens (FORTNIGHTLY)	
Tintagel Close, Rosehill 10/21 = 48%	9.30 – 12.30pm Arboretum Deaf Group 2.00 – 4.30pm Arboretum Deaf Group	9.30 – 12.30pm Arboretum Deaf Group 2.00 – 4.30pm Arboretum Deaf Group	12.30 – 3.00pm Resident Social Activities (Adult Social Services – LD) Arboretum Deaf Grp	9.30 – 12.30pm Arboretum Deaf Group 2.00 – 5.00pm Arboretum Deaf Group	12.30 – 3.00pm Resident Social Activities (Adult Social Services – LD) Arboretum Deaf Grp	
Watermeadow Road, Alvaston (NB: Gentle Exercise Classes £2.00 per Session) 10/21 = 48%	11.30 – 12.30pm <u>Gentle Exercise</u> 12.30 – 2.00pm <u>Lunch Club</u> 2.00 – 3.00pm <u>Gentle Exercise</u> 8.00 – 9.00pm Tenants' Bingo	10.30 – 2.30pm Social Services Day Centre / Lunch Club for Older People	10.00 – 11.00am <u>Coffee Morning</u> 11.00 – 12.00pm <u>Bingo</u> 6.30 – 9.00pm Craft Evening	2.00 – 4.00pm Dominos & Darts	2.00 – 4.00pm Dominos & Darts	

APPENDIX 1

**For more information / details on any of the above activities please contact the Community Initiatives Team on (01332) 888536.
(Updated April 2011).**

Key: Numbers in red = number of activities per week per community room.

Derby Homes Community Rooms



* Please note: these are approximate locations

- | | | | |
|---|--|---|---|
| 1 Max Road,
Chaddesden | 7 Watermeadow Road,
Alvaston | 13 Glengarry Way,
Sinfin Moor | 19 Colville Street,
Ashbourne Road |
| 2 Oakleigh Avenue,
Chaddesden | 8 Slaney Close,
Allenton | 14 Fairedene Court,
off Lowerdale Rd, Normanton | 20 Whitecross House,
Leyland Gardens |
| 3 Coniston Crescent,
Chaddesden | 9 Slindon Croft,
Alvaston | 15 Tintagel Close,
Rosehill | 21 Centurion Walk,
Chester Green |
| 4 Craddock Avenue,
Spondon | 10 Filbert Walk,
Chellaston | 16 Rebecca House,
off Uttoxeter Old Road | 22 Donnington Close,
Sunnyhill |
| 5 Humber Close,
Alvaston | 11 Acorn Close,
Shelton Lock | 17 Boyer Street,
off Woods Lane | 23 Holly Court,
off Catterick Drive, Mickleover |
| 6 Garsdale Court,
Alvaston | 12 Kestrel House,
Sinfin | 18 Churchside Walk,
Parliament Street | 24 Streatham Road,
Mackworth |