

MAYOR AND CABINET		
Report Title	Generation Playclub Proposals	
Key Decision	Yes	Item No.
Ward	Evelyn, Brockley, Telegraph Hill, Whitefoot, Grove Park, Bellingham.	
Contributors	Executive Director for Children and Young People Director of Regeneration and Asset Management	
Class	Part 1	Date: 11 September 2013

1. Purpose

- 1.1 As part of the 2012/13 budget strategy, the Mayor agreed on 13 February 2013 to cease provision in Generation Playclubs (GPCs) during 2013/14 and for officers to continue to explore alternative uses for sites. This report sets out the proposed alternative uses for the sites.

2. Executive Summary

- 2.1 On 13 February 2013, a proposal was agreed at Mayor and Cabinet to cease Council-run provision in Generation Playclubs by 2014/15 to enable a saving of £554,000. As part of the consultation on the proposed closure of Generation Playclubs, which was reported back to Mayor and Cabinet, the Council had sought expressions of interest from parties who may wish to deliver services to the community from the Generation Playclub sites.
- 2.2 As part of this consultation, interested parties were informed that the Council would not be able to provide service funding beyond 2013/14 to support the proposals. In response to the consultation, several expressions of interest were identified and documented within the Mayor and Cabinet report.
- 2.3 Following this consultation, the Mayor agreed to the closure of the Centres during 2013/14 to allow time for officers to continue to explore alternative community uses for sites. Since this agreement, officers have facilitated meetings with interested parties to support the development of those proposals set out in section 5. The Council has also sourced independent support from Social Enterprise UK to help the groups develop sustainable proposals for provision at the sites.

3. Recommendations

- 3.1 The Mayor is recommended:
- 3.2 to note the outcome of the process to seek to grant leases of the Deptford Park, Forster Park, Friendly Gardens, Telegraph Hill, Bellingham and Grove Park Generation Playclub sites.
- 3.3 to agree in principle to the terms of the grant of the leases set out below, subject in each case to the proposals being advertised in accordance with the requirements of Section 123(2A) of the Local Government Act 1972 and any objections to the proposals being considered:

- 3.3.1 a lease for Forster Park site to Downderry Primary School by way of the grant of up to a 2 year term full repairing and insuring (FRI) lease for the building at peppercorn rent on the terms set out in section 11;
- 3.3.2 a lease for Telegraph Hill site to St Catherine's Church Parochial Church Council by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out in section 11;
- 3.3.3 a lease for Deptford Park site to Clyde Early Childhood Centre by way of the grant of up to a 2 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out in section 11;
- 3.3.4 a lease for Bellingham Green site to Eco Computers subject to any objections through advertising the disposal of land by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out in section 11;
- 3.3.5 a lease for Grove Park site to Grove Park Community Group by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out in section 11;
- 3.3.6 a lease for Friendly Gardens Generation Playclub site to a Community Interest Company Limited by Guarantee (CLBG) established by two current Generation Playclub staff members by way of the grant of up to a 3 year term full repairing and insuring lease for the building at peppercorn rent on the terms set out in section 11;
- 3.4 to note the maintenance costs to be allocated out of the current maintenance budget by the Council this financial year as set out in section 7.5 prior to the grant of the leases;
- 3.5 to delegate authority to the Executive Director for Children and Young People and Director of Regeneration and Asset Management to consider any objections to the proposals received in response to the notices published in accordance with Section 123(2A) of the Local Government Act 1972 and to decide whether or not to proceed with the grant of the relevant lease(s);
- 3.6 to delegate authority to negotiate and finalise the terms of the leases and all associated documentation to the Executive Director for Children and Young People and Director of Regeneration and Asset Management, on the advice of the Head of Corporate Asset Services and the Head of Law, to ensure the delivery of the alternative proposals for Generation Playclubs and to ensure that the Council's interests are sufficiently protected;
- 3.7 to delegate authority to the Executive Director for Children and Young People and the Director of Regeneration and Asset Management, on the advice of the Head of Corporate Asset Services and the Head of Law, to agree the start dates for each site with Downderry Primary School, Clyde Early Childhood Centre, St Catherine's Church Parochial Church Council, Eco Computers, Grove Park Community Group and the new CLBG established by two current GPC staff pending the leases referred to in recommendation 3.3.1 – 3.3.7 being entered into so as to enable community provision from these buildings. The start dates for each site will vary but will be between the end of September 2013 and 31st January 2014; and

- 3.8 to agree that, should any proposal be withdrawn by an organisation or a decision be made subsequently not to proceed with the grant of a lease for any site, the site be declared surplus and made available for lease on the open market.

4. Background

- 4.1 Lewisham Council has already reduced its revenue budget by £81m since 2010. The Government's continued squeeze on public spending means that the Council needs to make further savings of around £75m between 2014 and 2018.
- 4.2 On 13 February 2013 a proposal was agreed at Mayor and Cabinet to cease Council-run provision in Generation Playclubs by 2014/15 to enable a saving of £554,000. As part of the consultation on the proposed closure of Generation Playclubs, which was reported back to Mayor and Cabinet, the Council had sought expressions of interest for parties who may wish to deliver services from the Generation Playclub sites.
- 4.3 Consultation took place between the 19th November and 7th December 2012 (public) using the following approaches:
- drop in sessions at each of the Generation Play Club sites;
 - online consultation using UEngage;
 - paper consultations distributed to each Generation Play Club; and
 - a series of additional meetings with organisations or parents/community groups interested in developing alternative uses for the sites.
- 4.4 There were 171 people who attended the drop in sessions across the seven Generation Play Clubs (30 at Bellingham Green, 22 at Friendly Gardens, 40 at Telegraph Hill, 11 at Forster Park, 22 at Grove Park, 16 at Deptford Park, and 30 at Silwood). Officers received 53 responses from UEngage and 139 hard copies of the consultation. In addition, officers received 38 responses that were not on the official consultation form, but were posted or emailed directly to council officers, Councillors, and/or the Mayor. Council officers attended further meetings with groups or individuals as requested, including Bellingham Interagency Forum.
- 4.5 17 Public Questions were received at the Council meeting on 28th November 2012 relating to the Generation Play Clubs. The majority of these were specifically about Telegraph Hill.
- 4.6 As part of this consultation interested parties were informed that the Council would not be able to provide service funding beyond 2013/14 to support the proposals. In response to the consultation several expressions of interest were identified and documented within the Mayor and Cabinet report.
- 4.7 Following the consultation, the Mayor agreed to the closure of the Centres by the end of March 2014 to allow time for officers to continue to explore alternative community uses for sites. Since this agreement, officers have facilitated meetings with interested parties to support the development of those proposals set out in section 5. The Council has also sourced

independent support from Social Enterprise UK to help the groups develop sustainable proposals for provision at the sites.

- 4.8 No interested parties came forward to develop proposals for Silwood Generation Playclub. This Playclub is based in a Community Centre owned by London and Quadrant; the lease will therefore come to an end on 30th September 2013 when the Playclub will cease operating.

5. Policy Context

- 5.1 The Council's Sustainable Strategy "Shaping our Future" sets out a vision for Lewisham and the priority outcomes that we can work towards in order to make this vision a reality. In considering how to achieve the budget savings we have worked to the nine principles agreed in the 14th July 2010 report to Mayor and Cabinet. The Children and Young People's Plan 2012-2015 sets out our priorities for development. The work undertaken by officers and the recommendations set out in this report are in line with the aims and objectives of these policy frameworks..

6. Basis for the recommendation

- 6.1 **Best Consideration** – There is no requirement under Section 123 to get best consideration for the grant of a lease of less than seven years. However, under its general fiduciary duty, the Council needs to be satisfied, in each case, that the benefits of the proposal outweighs the benefit to the Council of receiving a market rent and that it is reasonable to enter into the lease at less than a market rent. Officers have considered the cost of the current service for each site against estimated repairs required and market rent value of each site, both annually and for the term of each lease. In all cases, the value of the service substantially exceeds the market rent value. These calculations are attached in Appendix B.
- 6.2 **Social Value** - Officers have also considered the social value benefits of the proposals and consider that granting the leases of the Generation Playclub sites on the terms set out in this report is the best way of preserving their use for community benefit. These benefits are:
- 6.3 **Community empowerment** - The organisations taking on responsibility for alternative provision at each site have all developed proposals that aim to empower the local community through delivering in partnership with local groups and parents. The proposed future management of the sites will provide an opportunity for the community to be involved in the running of a key local asset and thereby helping to strengthen local identity and empowerment.
- 6.4 **Promoting area-wide benefits** – The granting of leases will maintain the sites as community hubs and complement the Council objective of strengthening the third sector. It will also facilitate the provision of local services including additional resources for local schools and organisations supporting families within the area.
- 6.5 **Supporting a sustainable third sector** - It will help improve the capacity of third-sector organisations to deliver services in the area and develop important partnerships. It will add value by helping to maintain the sites as community hubs which provide access for local third sector organisations.

- 6.6 **Economic development and social enterprise** – Many of the proposals support the development of specific opportunities for the local community such as volunteering. In addition many proposals will be supporting local families into employment and to deliver services themselves. These will help to support up-skilling of local communities and support in improving the local economy.

7. Proposals

- 7.1 The Council has received a proposed business case for each Generation Playclub Site from parties interested in delivering alternative provision from the sites. These have been summarised and attached in Appendix A. Where there was more than one party interested in the same site, officers supported the formation of partnerships between all parties to develop a joint proposal. In considering the proposals officers have taken into account the following key areas:

Key Issues Raised

- 7.2 On Wednesday 30 January 2013, a report on Generation Playclubs went to the Children and Young People Select Committee. As a result the committee advised that:

- Officers provide support and advice for groups offering alternative uses of a site to ensure that they are able to develop sustainable proposals.
- Groups offering to develop alternative uses of sites are provided with comprehensive and accurate information regarding the state of repair of the site and buildings.
- Any group offering to take over a Generation Playclub site should demonstrate that it has consulted widely with the local community and has their support.
- The local authority ensures that proposals by groups to provide alternative uses of sites have adequately addressed safeguarding issues in their proposals.
- Any costs of maintaining the empty premises are taken into account as part of the decision-making process.

- 7.3 In supporting the development of proposals for the sites, officers have taken these recommendations into consideration and undertaken the following:

- Provided support from the Directorate for Children and Young People's Early Intervention and Access Service and independent support from Social Enterprise UK to develop sustainable proposals;
- supplied comprehensive and accurate information regarding the state of repair of the sites and buildings, including, where applicable, costings on electricity, gas, rates, water, repairs and refuse. In addition, 5 year mechanical and electrical and 5 year fabric and condition surveys were carried out .
- considered consultation undertaken with the local community as summarised in the proposals below;
- considered safeguarding arrangements as summarised in the proposals below;
- considered the cost of maintaining empty premises.

Planning Permission

- 7.4 All proposals put forward by interested parties appear to be within the current D1 planning use class. However, each lessee will be responsible for confirming that planning permission is not required for their proposed use of the site before any lease is entered into.

Maintenance

- 7.5 The Council has commissioned mechanical, electrical and fabric surveys of all Generation Playclub sites. Council officers provided this information to interested parties and entered into discussions on that work to be carried out in the current financial year under LBL management and that which would become the responsibility of the leaseholder. The level of maintenance identified under the surveys for each building varies according to current condition. Through this dialogue the Council has agreed to allocate an additional £15k of the current financial year's budget to the maintenance of the Generation Playclub sites with all other future maintenance costs falling to the new leaseholder.

8. Overall Summary

- 8.1 In taking into consideration the areas in sections 5 and 6 of the report it is recommended that the proposals for the Forster Park, Friendly Gardens, Deptford Park, Telegraph Hill, Bellingham and Grove Park sites are all agreed and the buildings be leased to the relevant organisations recommended in section 2.

9. Next Steps

- 9.1 Subject to agreement of the Mayor, officers will work to agree detailed Heads Of Terms for the agreed providers. Officers will also negotiate interim arrangements (after taking appropriate legal advice from the Head of Legal Services) with proposed new leaseholders to allow them to begin to implement their plans for alternative provision where ready at the Playclub sites from 1 August 2013 pending the leases being entered into.
- 9.2 Open Space notices will be published in accordance with the statutory requirements and any objections to the proposals will need to be considered by the Executive Director of Children and Young People and Director of Regeneration and Asset Management, prior to a final decision being made as to whether or not to proceed with the grant of the relevant lease(s);

10. Equalities Implications

- 10.1 A full equalities analysis was undertaken between November 2012 and January 2013 on the proposal for withdrawing funding for Generation Playclubs. This has been attached in Appendix C.

11. Comments of the Head of Corporate Asset Services

- 11.1 The estimated net value over the term of the leases is approximately £896,000. Please refer to Appendix B for detail.
- 11.2 The property leases should be contracted out and contain break clauses operable at any time by the Council upon 12 months' prior notice in the event that the property is needed for redevelopment.
- 11.3 The premises were used previously as Children's Play Centres and lessees should confirm that their proposed use is compliant in planning use terms.

12. Financial Implications

- 12.1 The proposals made in this report will deliver fully the revenue saving of £554k in 2014/15 as originally planned.
- 12.2 While the exact timing of the implementation will impact on the overall level of redundancy costs, it is estimated these will be £160k.
- 12.3 The cost of making good the premises before each lease is entered into has been valued at £15k and can be met from the 2013/14 revenue budget.
- 12.4 The provision of full repairing and insuring leases for these premises means that potential maintenance costs for these premises will be avoided for the period of the leases. There are no other capital implications stemming from this report.

Key Risks

- 13.1 There are a number of risks associated with these proposals. The key risk is the financial failure of one of the new leaseholders as a result of them becoming over-stretched due to the cost and demands of running provision from the site. In order to mitigate this, the proposals have been assessed on their financial sustainability and agreed to proceed on this basis.
- 13.2 A further risk is a serious deterioration in the condition of one or more of the buildings leading to closure to the public or the leaseholder being unable to fulfil their commitment to service delivery. Should either the service or building-related risks arise this could lead to a reputational risk to the Council. Officers are looking at building in a contingency to ensure the council's assets are preserved.
- 13.3 Officers acknowledge that these risks are real and that possible mitigation measures are probably limited. To the extent that it is possible, officers have worked with proposed lessees to ensure that the business cases are robust and sustainable to mitigate these risks.

14 Legal implications

- 14.1 The Council has a general power of competence under Section 1 of the Localism Act 2011 to do anything which an individual may do. The power does not permit the Council to do anything which it is specifically prohibited or restricted from doing under other legislation. The Council must use its general

power of competence rationally and lawfully. It is considered, for the reasons set out in this report, that the grant of the leases will contribute to the social, economic and environmental well being of the borough and is consistent with the relevant policy objectives referred to in the body of this report. The general power of competence therefore provides the legal context for these proposals.

- 14.2 Under Section 123 of the Local Government Act 1972, the Council may not dispose of non-housing land otherwise than for the best consideration reasonably obtainable except with the consent of the Secretary of State. However, this requirement does not apply to the grant of a lease for less than seven years. A specific disposal consent from the Secretary of State is therefore not required. However, the Council has a general fiduciary duty to its Council tax payers. The Mayor must therefore be satisfied that the benefits of each proposal outweigh the market rent potentially being foregone in each case.
- 14.3 Due to their locations within the parks, the premises consist of open space. The grant of each lease therefore constitutes a disposal of an interest in land which is open space and consequently the Council is required to advertise notice of its intention to so dispose pursuant to Section 123(2A) of the Local Government Act 1972. The Council is required to consider all responses received and take them into account before determining whether to make the disposal. For this reason, in each case any responses to the notice will need to be considered by the Executive Director for Customer Services and the Director of Regeneration and Asset Management under the authority delegated by this report before the lease is granted on the basis proposed and each of the recommendations in paragraphs 3.3.1-3.3.6 of this report is therefore subject to this.
- 14.4 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 14.5 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 14.6 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals

particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

- 14.7 Due to the proposed changes in the nature of activities after the ending of the Generation Play Club service there will be no TUPE implications. The ending of the service gives rise to redundancy. The redundancy process is being managed in accordance with the Council's Management of Change Guidance to ensure compliance with relevant legislation.

15 Crime and Disorder Implications

- 15.1 There are no crime and disorder implications arising directly from this report.

Appendix A – Proposals for the Playclub Sites

1. Proposal for alternative provision at Deptford Park site

Governance and Safeguarding

- 1.1 Clyde Early Childhood Centre is an integrated nursery school, Children's Centre and day care unit. As part of the business case submitted, Clyde propose to utilise the site to expand upon their Children's Centre activity. This activity is managed by the Governing Body of Clyde Early Childhood Centre who maintain an oversight on key aspects of delivery.
- 1.2 The funding used to support this activity will come from Clyde's existing resources.
- 1.3 Clyde Early Childhood Centre have well-established safeguarding policies and arrangements in place through the Early Childhood Centre that will be applied to provision delivered at the Deptford Park site.

Proposed Provision

- 1.4 The proposed future activity at the Deptford Park site will reflect the current Children's Centre activity at Clyde. In addition, Clyde will work in partnership with current service users and Evelyn Parents' Forum who will be able and supported to run sessions themselves. The list of current services proposed include:
 - Training: NVQ Level 3, which will be run by a tutor.
 - A Special Educational Needs group – this will be the continuation of an existing group within the Centre that is run by The Children's Society.
 - A dads' group.
 - Clyde Five a Side football tournaments.
 - A photography course.
 - Play sessions that are prioritised to support those who want additional support or help. This will be accessed through referrals rather than drop-in.
- 1.5 The future proposal for the Deptford Park site will include a greater range of activities delivered from site. These activities will be staffed by Family Support Workers based at Clyde and the recruitment of volunteers. There will also be sessions delivered by The Children's Society.

Summary

- 1.6 The proposal Clyde has presented represents a viable alternative for provision to continue from the Deptford Park site. The proposed activities represent a new diverse offer, managed under well-established governance structures. The key risk to sustainability relates to the funding for Children's Centre services but work will continue to mitigate against this. It is recommended that this proposal should be progressed.

2. Proposal for alternative provision at Forster Park site

Governance and Safeguarding

- 2.1 Downderry is a community Primary School and Children's Centre located 0.2 miles from Forster Park Generation Playclub. As with Clyde the School have put forward a business case to deliver an expanded set of Children's Centre activities from the site. While day to day management will be with the current Children's Centre staff, this will be overseen by the School Governing Body as part of the wider Centre activities.
- 2.2 The funding used to support this activity will come from Downderry's existing resources.
- 2.3 Downderry Primary School and Children's Centre have well-established safeguarding policies and arrangements; this will be applied to provision delivered within the Generation Playclub.

Proposed Provision

- 2.4 Downderry Primary school are proposing to use the site to expand their range of Children's Centre activity in order to support more families locally. This will include sessions run by Children's Centre staff, partners and partner agencies. Proposed provision includes:
 - A Forest School utilising the area of outside space ensuring a safe outside environment for exploring, digging and learning about nature therefore improving school readiness.
 - An increase in the variety of stay and play sessions with a structured rotation of activities to include more messy play and baby gym sessions.
 - Provision of one-off sessions such as Song and Dance and Story-Telling in partnership with Downham library, with the option of borrowing books.
 - Drop-in advice sessions delivered with a health visitor.
 - Local community/voluntary group-led sessions such as Childminder-led sessions.
 - The provision of a school holiday club for primary aged children.
 - An outreach worker based at Forster Park to provide a help desk for families seeking support and/or advice on a range of issues from housing to employment.
 - Evidence-based parenting programmes delivered from site.
 - Events focused on support for local dads.
- 2.5 The future proposal for the Forster Park site will include a greater range of activities. Those activities delivered by Downderry will be through one family support worker and two outreach workers. Additional sessions will be delivered with partner agencies such as NHS staff or volunteers.

Summary

- 2.6 DOWDERRY have presented a strong proposal that builds on the current work being undertaken within the Children's Centre. It represents a viable alternative provision to be delivered from site and will be delivered under a well-managed governance structure. The key risk to sustainability relates to the funding for Children's Centre services but work will continue to mitigate against this. It is recommended that this proposal should be progressed.

3. Proposal for alternative provision at Friendly Gardens site

Governance

- 3.1 A proposal has been put forward by two Generation Playclub staff to deliver new services from the Friendly Gardens site after redundancy. Currently the staff do not have any constituted arrangements supporting their proposal but are establishing a Community Interest Company Limited by Guarantee to assume management of the lease and services.
- 3.2 Staff have presented a 5-year income and expenditure projection. There are some key risks in relation to expected income with projections based on assumptions of high uptake on services including a breakfast club and the hiring of the hall.
- 3.3 Staff are trained in well-established Lewisham safeguarding policies and procedures and these will be adapted and applied to the new provision.

Proposed Provision

- 3.4 The members of staff are proposing to expand provision to develop a community facility. Provision that is planned includes:
- A Breakfast club.
 - Workshop series on areas including cookery, sewing, drama, etc.
 - Theatre group rehearsals / singing sessions.
 - Hiring out the space for health support groups such as weight loss and healthy living programs, smoking cessation groups and parenting and family support workshops.
 - Coffee morning and soft play sessions.
 - Maximising kitchen for soft play café and lunches.
 - Social days for the elderly (via Age Concern).
 - Children's parties.
 - Training courses for local businesses and schools – INSETs for particular teaching groups.
 - Local Scouts and Brownie groups.
 - Film clubs.
 - School holiday clubs.
- 3.5 Staffing will be delivered through two current members of Generation Playclub staff after their redundancy. The future proposal for the Friendly Gardens site will include a greater range of activities delivered from site.

Summary

- 3.6 The proposal presented for the Friendly Gardens site has been submitted by two enthusiastic and dedicated members of the community. They have presented a business case with support from Social Enterprise UK. There is a key risk that the projected income may fall short of the required expenditure but it is recommended to progress with the proposal.

4. Proposal for alternative provision at Telegraph Hill site

Governance and Safeguarding

- 4.1 This is a proposal for the Telegraph Hill Generation Playclub site to be run by the community through a volunteer-led sub-group of St Catherine's Parochial Church Council (PCC) with representation from The Telegraph Hill Centre Group (THCG). Both the PCC and THCG would nominate members to the sub-committee which would be a non-incorporated body.
- 4.2 This governance structure would provide a legal and supportive structure which would enable the Playclub to concentrate on delivering services. This arrangement would be subject to review by the PCC, THCG and sub-committee on an annual basis. The Playclub Operational Committee (POC), which reports to the sub-committee, would be responsible for service delivery, training staff and volunteers and all costs related to the building, maintenance, service provision, security, annual contracts e.g. health and safety, rubbish collection and insurances.
- 4.3 Funding used to support this proposal will come from a mixture of sources including: annual membership, private and party hire, refreshment/cake sales, fundraising and advertisement. A 5-year income and expenditure projection has been provided to the Council. Surveys have been undertaken to assess the likelihood of these funding streams being sustainable.
- 4.4 The plan is supported by volunteers who have experience in safeguarding, in addition to advice provided by Council Officers. The proposal includes arrangements to CRB check all volunteers and adhere to a robust safeguarding policy as agreed by the subcommittee.

Proposed Provision

- 4.5 This will be volunteer-led community provision which offers play facilities for children and families with 0-5 year olds. The facility would provide free entry running between 9.30-13.00 Monday to Wednesday and Saturdays between 10.00-13.00, with the aim of the building over time being open up to 5 days a week from 9.30 to 15.00 and weekends from 10.00 to 13.00.
- 4.6 The budget has been based on running 4 sessions a week for years 1-5 with the aim of using any excess income to increase to a 7 day a week service. The proposal is to be staffed by volunteers.

Summary

- 4.7 The proposal put forward by the sub-committee of the PCC represents viable alternative provision for Telegraph Hill Generation Playclub. A number of key risks have been identified alongside mitigating actions and a medium term financial plan has been calculated on conservative estimates on income. The governance of the proposal is also supported by the constituted PCC. It is recommended that this proposal should progress.

5. *Proposal for alternative provision at Bellingham site*

Governance and Safeguarding

- 5.1 The proposal for the Bellingham site has been presented by a community-based partnership of Eco Computers and Pre-School Learning Alliance. Current discussions are ongoing with Bellingham Interagency Forum and Phoenix Community Housing to expand this.
- 5.2 Within the business plan, safeguarding is identified as a key area and robust safeguarding policies and procedures will govern the work undertaken within the Centre. Pre-School Learning Alliance (PSLA) will take on responsibility for reinforcing appropriate checks and supervisory arrangements.
- 5.3 An expected income and expenditure breakdown has been provided; the primary source of income has been identified as party hire. It is unknown whether this anticipated income is realistic. This currently presents a high risk to the sustainability of the proposal. This could be mitigated through income streams being generated through partnership with Phoenix Community Housing.

Proposed Provision

- 5.4 It is proposed that the provision will be structured with sessions taking place Monday to Friday between 10am-12noon and 1pm-3pm, with some Saturday use. These sessions will include:
- Cook and eat sessions for parents and children together – cooking simple family food (bookable).
 - Healthy eating on a budget – to include a ‘shopping tour’ to the local Co-op (bookable).
 - Outdoor Learning sessions (combination of open access and bookable).
 - ‘Bouncy Beats’ sessions – music and movement for under 5s and their mothers, fathers and carers (bookable).
 - Mental well-being sessions (bookable).
 - Soft-play sessions (open-access).
 - Sessions for dads, childminders and other particular groups (open-access).
 - Toy library sessions (open-access).
 - 2 ‘stay and play’ sessions per week (open-access).

- 5.5 In addition it is proposed that Bellingham Community Nursery will access the site on a weekly basis to develop outdoor learning and support for children and that the site be used as an occasional crèche facility for courses taking place at Bellingham Children’s Centre.
- 5.6 Staffing for sessions will be through the use of volunteers and staff employed by the PSLA and relevant partners to deliver particular activities. The future proposal for the Bellingham Green site will include a greater range of activities delivered from site.

Summary

- 5.7 This current proposal for the Bellingham site presents a viable alternative for Bellingham GPC. Due to the unknown levels of income, there is a risk to the sustainability of the proposal but work is ongoing to mitigate this through partnerships with key organisations in the area such as Phoenix Community Housing. It is recommended that this proposal should progress.

6. Proposal for alternative provision at Grove Park site

Governance and Safeguarding

- 6.1 This proposal covers the granting of the Grove Park site to Grove Park Community Group (GPCG). The GPCG is a registered charity formed in 1972 and currently manages the Ringway Centre in Grove Park.
- 6.2 Income generation will primarily be provided by renting space to a local Pre-School. This will be supplemented by small charges to parents and fundraising activity. This income is expected to cover the core building costs.
- 6.3 Within the business plan, safeguarding is identified as a key area and robust safeguarding policies and procedures will govern the work undertaken within the Centre. The Pre-School was identified as having good arrangements in place for safeguarding children by Ofsted in 2012. Pre-School Learning Alliance (PSLA) will take on responsibility for reinforcing appropriate checks and supervisory arrangements.

Proposed Provision

- 6.4 It is proposed that the pre-school sessions will take place each morning 9am-12 noon, offering free sessions to all children in the term after their 3rd birthday, and some free sessions to vulnerable 2 year olds. This will continue term-time only and be replaced by play scheme or holiday activities for families in holiday periods. This will include Pre-School management and volunteering opportunities for local parents.
- 6.5 There will also be different sessions each afternoon 1pm-3pm, Monday-Friday, with some Saturday use. These sessions will include:
- Weekly Cook and eat sessions for parents and children together – cooking simple family food (bookable).
 - Weekly Outdoor Learning sessions (bookable).
 - At least one ‘stay and play’ session per week (open access).

- Saturday sessions for young children and their families, including dads groups.
- 6.6 Sessions will be provided in partnership with PSLA, Grove Park Library (Eco Communities), Marvels Lane Children’s Centre and other local partners.
- 6.7 The site is also proposed to be used as a crèche space to support weekly training or employment support for parents that will take place in Grove Park Library or in the Ringway Centre (main site).
- 6.8 Some sessions/training will be commissioned through Pre-school Learning Alliance (PSLA) through their Children’s Centre, Family Pathways and Volunteering Programmes, some through Marvels Lane Children’s Centre, some by the GPCG or Eco Communities - some run by staff supported by volunteers, some run by volunteers only.

Summary

- 6.9 The proposal put forward by GPCG and PSLA presents a viable alternative for provision at the Grove Park site. The plans have pulled together a range of well-established partners in the area but require more work to strengthen the collective governance arrangements. In addition more consultation work needs to be undertaken to support local demand in the area. It is recommended that this proposal should progress.

BACKGROUND PAPERS

Short Title of Document	Date	File Location	File Ref.	Contact Officer	Exempt Information
Generation Playclubs – report to Mayor and Cabinet	13 th February 2013	http://councilmeetings.lewisham.gov.uk/documents/s20208/Budget%20Appendices%20X1-Z5.pdf			

If there are any queries on this report, please contact Kate Platt on 020 8314 6408.