

Report Title:	Maidenhead Community Centre Petition
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor David Evans, Lead Member for Maidenhead Regeneration and Maidenhead
Meeting and Date:	Council 24 April 2018
Responsible Officer(s):	Russell O'Keefe, Executive Director
Wards affected:	Oldfield

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REPORT SUMMARY

1. A petition containing 1,583 signatures has been submitted to the Council stating "We the undersigned petition The Royal Borough of Windsor and Maidenhead to ensure that redevelopment plans for the York Road area include a replacement community centre." Maidenhead Community Centre (MCC) operate a range of community services from a building located in York Road, Maidenhead. The building is currently leased to the Royal Voluntary Service (RVS) who allow MCC to utilise and run the building. The Council is currently negotiating with RVS over surrender of the lease.
2. Subject to reaching agreement with RVS, the site would be in phase 2 of the York Road development with an estimated start on site in October 2020. The York Road development will include new and improved community and cultural space.
3. The Council along with its joint venture partners Countryside has been in detailed discussions with MCC and other stakeholders over the future cultural and community provision. These discussions have gone well and are ongoing. Subject to the Council reaching agreement on the lease surrender with RVS and with MCC on the detailed future arrangements, there is a great opportunity for MCC to play a key role in the future provision of community and cultural services in the new development at York Road.

1 DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Council notes the report and agrees to:

- i) **Continue and complete discussions with Maidenhead Community Centre on the detailed arrangements for the future provision of community and cultural services in the York Road development.**

2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

- 2.1 A petition containing 1,583 signatures has been submitted to the Council stating "We the undersigned petition The Royal Borough of Windsor and Maidenhead to ensure that redevelopment plans for the York Road area include a replacement community centre."

- 2.2 Maidenhead Community Centre (MCC) operate a range of services from a building located in York Road, Maidenhead. The activities provided include yoga, fitness, music, martial arts, church services and a café.
- 2.3 The Council is the freeholder for the land and building which covers an area of approximately 1,254 metres². The land and building is leased by the Council to the Royal Voluntary Service (RVS). There are 65 years remaining on the lease. RVS have allowed MCC to utilise and run the building.
- 2.4 The Council has been in negotiations with RVS over the surrender of the lease. Subject to reaching agreement with RVS, the site would be in phase 2 of the York Road development with an estimated start on site in October 2020. The York Road development will include new and improved community and cultural space. The Council along with its joint venture partners Countryside has been in detailed discussions with MCC and other stakeholders over the future cultural and community provision. These discussions have gone well and are ongoing.
- 2.5 Subject to reaching agreement with RVS over surrender of the lease, and MCC on the detailed future arrangements, there is a great opportunity for MCC to play a key role in the future provision of community and cultural services in the new development at York Road. This would mean MCC can continue to provide their current services and potentially others in new, improved facilities.
- 2.6 If agreement was not reached with RVS over surrender of the lease then the land and building from which MCC operate would be excluded from phase 2 of the York Road development.

Table 1: Options

Option	Comments
To continue and complete discussions with MCC on the detailed arrangements for the future provision of community and cultural services in the York Road development (Recommended)	Subject to the necessary agreements, this will allow MCC to play a key role in the future provision of community and cultural services at York Road in the new development.
To not continue and complete discussions with MCC.	This would mean MCC would not be able to potentially play a key role in the future provision of community and cultural services at York Road in the new development.

3 KEY IMPLICATIONS

- 3.1 The key implications are set out in table 2.

Table 2: Key implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
To complete negotiations with RVS over surrender of the lease for the land and building at York Road	Not completed	Completed by June 2018	Completed by May 2018	N/A	30 June 2018
To complete discussions with MCC on the detailed arrangements for the future provision of community and cultural services in the new York Road Development	Not completed by August 2018	Completed by August 2018	Completed by July 2018	Completed by June 2018	31 July 2018

4 FINANCIAL DETAILS / VALUE FOR MONEY

4.1 There are no financial implications from this report.

5 LEGAL IMPLICATIONS

5.1 There are no legal implications from this report.

6 RISK MANAGEMENT

Table 4: Impact of risk and mitigation

Risks	Uncontrolled Risk	Controls	Controlled Risk
The Council does not reach agreement with RVS over surrender of the lease for the land and building	Medium	The land and building would be excluded from Phase 2 of the York Road development	Low

7 POTENTIAL IMPACTS

7.1 There are no impacts from this report as negotiations and discussions are ongoing.

8 CONSULTATION

- 8.1 As part of developing the site proposal for York Road a range of consultation and engagement, including public consultation events in September 2017 and January 2018, has been carried out with residents, businesses and stakeholders including community and cultural groups.

9 TIMETABLE FOR IMPLEMENTATION

9.1

Table 5: Implementation timetable

Date	Details
April – June 2018	Continue and complete negotiations with RVS over surrender of the lease for the land and building at York Road.
April – August 2018	Continue and complete discussions with MCC on the detailed arrangements for the future provision of community and cultural services in the York Road development.

10 APPENDICES

- 10.1 There are no appendices for this report.

11 BACKGROUND DOCUMENTS

- 11.1 There are no background documents for this report.

12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date issued for comment	Date returned with comments
Councillor David Evans	Lead Member for Maidenhead Regeneration and Maidenhead	14/4/2018	16/4/2018
Alison Alexander	Managing Director	14/4/2018	14/4/2018
Russell O'Keefe	Executive Director	14/4/2018	
Andy Jeffs	Executive Director	14/4/2018	
Rob Stubbs	Section 151 Officer	14/4/2018	
Nikki Craig	Head of HR and Corporate Projects	14/4/2018	
Louisa Dean	Communications	14/4/2018	