

CABINET: 4 FEBRUARY 2004

## TOTTON: WEST TOTTON CENTRE EXTENSION: FEASIBILITY

### 1. BACKGROUND

- 1.1 Totton and Eling Town Council have made a request for a contribution towards the funding of a feasibility study into the extension of West Totton Centre, using developers' contributions.

### 2. THE SCHEME

- 2.1 The site is West Totton Centre, Ringwood Road, Totton. This Community Centre was originally constructed some fourteen years ago, using developers' contributions. It is the focal point of West Totton and its use has grown with the steady completion of the various phases of development in this part of the town.

- 2.2 The extent of usage now, means that the facilities are not adequate and so the feasibility of an extension needs to be looked into.

- 2.3 In summary, the elements being considered for the brief are:

a) Changing Rooms:

More space is needed for changing and showers, there is no space for lockers, ventilation is poor, and there are no changing or toilet facilities for disabled people.

b) Main hall alterations:

More circulation space is needed close to the hall, hirers have no kitchen for self catering hirers, there is no secure, accessible storage for hirers, the first floor space is underutilised and could provide another room.

c) Café/Bar:

This needs expansion and it could be accommodated as a corollary of the changes related to the main hall.

D)Ventilation:

As well as the changing rooms issue related above, other areas in the Centre become oppressive due to poor ventilation and low ceilings.

### 3. ASSESSMENT

- 3.1 Officers suggest that the scheme be supported given the evident needs that should be addressed. This is a cornerstone of community provision in West Totton and has to cope with ever increasing demands. As is required by the guidelines for developers' contributions schemes, comments of the Planning Service and Leisure Service are set out below:

#### **The Planning Service comments are: -**

- (a) Is the proposed scheme directly related to the development which it proposes to serve?

Yes, it is centrally located to be of benefit to development area.

- (b) Does the need for the scheme arise from the development and is it relevant to it?

Yes, the need arises substantially from the demands of the housing areas across West Totton.

- (c) Does the scheme conform to the adopted Local Plan and Development Briefs for the areas and fall within the terms of the S106 Agreement?

Yes, this is the principal Community Centre identified in the Local Plan to provide for a variety of activities.

#### **The Leisure Services comments are:-**

- (a) Can the scheme be shown to meet the needs of the people in the development area?

Yes, this provision will meet a very wide range of needs indeed. This particular request will enable the Centre to cope with added demands.

- (b) Does the scheme complement or improve existing or planned facilities in the catchment?

Yes, there is no other provision like it locally and it is part of the agreed pattern of community facilities for the area.

- (c) Can the request be accommodated within the funds available, given the known and anticipated requirements within the area for which contributions are held?

Yes, funds are retained for other schemes. This is likely to lead to a capital bid but there are funds available should it do so.

- (d) Is the proportion of funding from contributions reasonable, given the nature of the scheme?

Yes, the scheme will meet needs across the area and a significant population of young people.

- (e) Is there financial need on behalf of the promoter of the scheme?

Yes. The Town Council are also pursuing some third party funding, dependent upon final usage programmes of the facility.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The amount sought is £10,000. There are sufficient funds available to meet the award if the recommendation is agreed. The total available is in the order of £120,000.

#### **5. ENVIRONMENTAL IMPLICATIONS**

- 5.1 The scheme makes better use of an existing facility, which is good use of resources. Ventilation systems require energy to operate them and part of the feasibility study should be to assess the impact of this and ways to ameliorate it.

- 5.2 Having good facilities available locally does assist in reducing travel distances for leisure activities.

#### **6. CRIME AND DISORDER IMPLICATIONS**

- 6.1 Having accessible local facilities can help mitigate crime and disorder issues. This is particularly so in this case where the facility is part of the local community, as this one is.

#### **7. CONSULTATION**

- 7.1 There has been considerable consultation, on the ground, about the scheme and the Town Council is itself the lead agency. There is also a requirement for Planning and Leisure Services to make specific comments on any scheme seeking to use developers' contributions and these are in Section 3.

#### **8. PORTFOLIO HOLDERS COMMENTS**

- 8.1 The Portfolio Holder for Leisure supports the recommendation.

#### **9. RECOMMENDATION**

- 9.1 It is recommended that the sum of £10,000 be allocated from developers' contributions to enable the completion of a feasibility study into the extension to the West Totton Centre.

**For further information contact:**

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**Background Papers:**

Letter from Totton and Eling Town Council  
19 November 2003

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