

Maltby Community

Buildings Audit

Funded by the Integrated
Development Plan Partnership for
Maltby, Thurcroft and Hellaby



produced by Jeff Scales

Managing Locally Consultancy

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Executive summary

In June 2003 Managing Locally Regeneration Consultancy were commissioned through the Maltby, Thurstoft and Hellaby IDP to provide a comprehensive audit of the community buildings in Maltby as a catalyst for the creation of implementable strategy and plan for the future use and management of these buildings. The project was overseen by a steering group made up of representatives from the community, the local authorities and service providers involved in the provision of community buildings.

The audit took place between July and November 2003 and within that time Managing Locally undertook a series of interviews with a number of organisations involved in providing, using, supporting and funding community buildings.

One of the most significant issues related to assessing the number of community buildings needed within Maltby and how this relates to what is currently provided. It was identified that around twenty buildings currently operate within Maltby that can be classed as community buildings, with three more being developed within the next three years. The majority of the provision is in the town centre. Although this is where the majority of demand for community space is located there is significant need for provision in local neighbourhoods where services can be targeted most effectively at the most socially excluded. Particular developments that should be encouraged and supported and which currently lack the support and focus required include those currently being taken forward by Maltby Community Associations including White City, Birks Holt and potentially Cliff Hills.

There are few buildings available in Maltby that would be suitable to convert into new community facilities. The building with the most potential is the 'tarmac building' because of its connection to Maltby's heritage although there are various barriers related to achieving this including achieving a transfer of ownership. This building and potentially the library represent the two best options for the creation of a museum and information centre. The Church of Ascension is also currently up for sale. Despite this the size of the building and the cost implications as well as the aspirations of the owners for a quick sale may work against any future development. This building and the theatre based within Maltby Comprehensive School represent the two best options for the development of a cultural centre and significant barriers to development exist for each.

Demand for community buildings is highest for centrally based community buildings. Despite this there was significant demand by service providers wishing to develop services in local communities. There is high demand for evening and afternoon use and low demand for morning use. The majority of activities were provided for/used by three distinct groups; older people (coffee mornings and bingo), younger people (youth clubs and recreation) and parents and children (parent and toddler groups and play groups). Other main groups included specialist activities (hobbies and special interest) and health related activities (physical activities and sports). A minority of user groups identified a lack of suitable facilities in Maltby to provide services but the majority of user groups had well-established long-term user relationships with community buildings.

It is recommended that community buildings should be provided according to need rather than demand. Community buildings should be viewed as interventions to address issues related to health, education, economic activity, social exclusion etc and have a role in responding to need and through doing this creating demand. The needs of Maltby in relation to what community buildings could contribute to include reducing social exclusion and increasing participation; responding to the needs of older people, young people and parents

and children; education and economic regeneration and health. Specifically it was identified that there was no committed adult education facility in Maltby and no suitable dry sports centre.

Various methods of managing community buildings were identified through the audit. This includes an exploration of the capacity of the voluntary/community sector to fulfil this role, which have the opportunity to be empowered through taking greater control of community buildings. Options were also considered about achieving elements of coordination for the development and use of community buildings across Maltby. This included strengthening the role of Maltby Forum and developing the role of Maltby Community Development Trust as an owner and manager of community buildings.

Various funding opportunities were considered to enable the development of community buildings. Of particular interest is the inclusion of Maltby within the Lotteries Fair Share scheme and the potential for linking developments to social enterprise. Particularly important is the need to consider revenue funding and ensure the future sustainability of community buildings. This will require however a step change in terms of how community buildings are currently provided including the need to develop a greater focus on delivering particular services and providing a critical mass of activity within each building.

Key findings

- The major needs within Maltby that community buildings can respond to include:
 - Increasing social cohesion/capital and community participation
 - Responding to the needs of specific groups (e.g. older people, younger people, parents and children)
 - Education & Economic regeneration (e.g. training, employment and skills)
 - Health (e.g. sports activities, health issue based sessions and cultural activities)
- The need for community buildings is not spread evenly across Maltby. There are a number of hot spots of environmental, social and economic deprivation where the need for locally based services and activities is higher.
- Community buildings should be provided according to need, rather than demand.
- Community buildings should respond to need and create demand.
- Community buildings need be linked to activities and services, which respond directly to Maltby's needs.
- Providers and users of community buildings identified shared aspirations for types community space, which cut across the different activities they were involved in. This included a large space, complemented by a number of smaller spaces.
- The largest user groups were:
 - Older people
 - Parents and children
 - Young people
- It was identified that the majority of the demand for the use of community buildings were for afternoons and evenings (the majority of use took place on an evening) – core hours were generally 1-4pm and 7-9pm.
- The use of buildings ranged from 42 ½ hours a week to 4 hours a week. The average use of buildings was around 20 hours a week.
- The core hours of a community building (informed by demand for different times) is approximately 5 hours a day, suggesting an appropriate use of a community building is around 25 hours week (and with weekends 35 hours a week and potential more considering that weekend use is more likely to allow a greater degree of flexibility and taking place during the day).
- Around three quarters of key contacts for community buildings questioned, suggested that they had capacity to provide a greater volume of activities within the building.

- Organisations that had formed close and long-term relationships with other groups received a number of benefits (including entrusting users with keys, long term income streams, well established users, guaranteed activities within the building, less of a need to spend time on marketing and promotion).
- Two distinct areas of demand were identified in terms of geographical location:
 - Demand for centrally based community buildings
 - Demand for neighbourhood based community buildings
- Demand for centrally located space was the highest. This was viewed as the most advantageous location in attracting users from all over Maltby.
- The majority of users where the community building was based locally (i.e. providing activities for a particular area and not based in the town centre), walked in order to use the building.
- The majority of groups had undertaken a limited amount of marketing and promotion.
- 'Word of mouth' was identified as the main way in which activities were promoted.
- Apathy was identified by many organisations as a stumbling block to increasing use and involvement.
- The organisations that actively involved and consulted their user groups in how activities were provided generally had the most well attended activities or well used services.
- There are a number of organisations, which would benefit from buildings where they can have office space and community space to provide activities from.
- 20 buildings providing community space currently operate within Maltby.
- It is anticipated that within the next 3 years this will increase to 23 (the majority of increase in the town centre).
- A large proportion of these are concentrated in the town centre or on its periphery.
- Community buildings based in Maltby Centre are more likely to aim to provide activities and services for a catchment area encompassing all of Maltby and outside. They are also more likely to provide more specialist activities.
- Community buildings based in Maltby Centre are more likely to be attached to facilities, which provide other services (i.e. sports centre, library etc)
- There is a lack of community buildings and suitable community buildings serving neighbourhoods in Maltby, including White City, Birks Holt, the Sheppy Estate and the 'new estate'.
- The majority of community buildings are owned by RMBC
- There is very little ownership of community buildings in Maltby by voluntary/community organisations.

- The voluntary/community sector plays a much larger role in the management of the buildings in comparison to ownership, the majority of this management in neighbourhoods.
- The most widespread activities were bingo (predominantly used by older people) and activities for parents and under 4's (mostly in the form of parent and toddler groups)
- There is no full time committed adult education facility in Maltby.
- The average charge made for community space within Maltby falls within a window of around £5 to £15 an hour or per session (most 'sessions were approximately 2 hours). The average charge was around £10 per hour.
- The research found that buildings within the voluntary/community sector and church buildings are much more able to accommodate activities on an evening (representing the core demand), than other groups.
- Organisations that provided community space as an extra facility to their core activity often struggled to accommodate community use, especially on an evening. This was especially the case for schools.
- Many schools were equipped with an amount of space originally provided for community use. The majority of this was underused or used as an extension of school.
- Lettings procedures for the community to access the space within schools were long and bureaucratic and potentially represented significant barriers to use in schools.
- The majority of purpose built community buildings within Maltby were built in the 50's, 60's and 70's. The life span that many of the buildings were originally given have been extended through redevelopment such as heating, roof and window replacement but did not disguise the fact that many of the buildings have significantly exceeded their original predicted life span.
- The supply of community buildings is in need of modernisation to respond to practical needs (mobility and access issues, layout of rooms, heating, comfort etc) and aesthetic needs (attractive and inviting design and decoration, both internally and externally)
- The majority of Community Associations are limited in their ability to provide activities from the buildings they are based within
- The main design limitations of existing buildings identified by organisations included:
 - Narrow corridors and stair wells
 - Inappropriate entrances/exits
 - Inappropriate room sizes
 - Differing floor levels on the same storey
 - Low ceilings (especially to enable indoor sports and games)
 - Lack of natural light

- Dated and dishevelled external appearance
- It is likely that the new developments of community buildings will stimulate the demand for the services and that the number of activities will increase proportionately with the increase in space.
- Maltby has a number of strong and determined, community lead organisations, with wide-ranging experience and a detailed knowledge of the area and the issues for Maltby.
- There is potential for voluntary/ community organisations to take direct control of assets within Maltby.
- The voluntary/community sector was identified as gaining particular strength from ownership and more significantly control and management of community building. This raised the profile of the organisation within the community.
- The voluntary/community sector linked ownership of community buildings to long term security for their organisation
- The research identified a number of capacity and resource needs amongst voluntary/community. These included:
 - Funding applications
 - Sourcing Funding
 - Business Planning and Feasibility Studies
 - Marketing and promotion
 - Workforce (staff and volunteers)
- The majority of community buildings being hired out ran at a deficit (and were subsidised from other sources) or were sustainable (without taking into account future refurbishment requirements).
- The ability of organisations to raise income by charging for the hiring of the buildings was in direct conflict with their roles as enablers and supporters of community activity
- Few groups however had funding strategies incorporating mechanisms such as sinking or investment funds to provide for the future refurbishment costs, which may partially account for the dilapidated condition of some of the community buildings examined.
- The majority of community buildings had developed in isolation from other provision. The difficulty with coming up with any strategy related to community buildings is the way a community building develops; often organically over time and attached to a single organisation with direct financial interests in its success.
- Maltby Forum was identified as the most suitable group to ensure an element of co-ordination of buildings and the services provided within them
- Maltby Community Development Trust has great potential as an agent of the development management and ownership of community buildings. Potentially developing

the Trust as an owner of significant volumes of community buildings in Maltby will provide a number benefits:

- Significant expertise in the development of community buildings within Maltby
 - Economies of scale in providing development, management (including marketing and promotion) and maintenance services
 - More effective coordination of community buildings across Maltby
 - Ability to develop a circular economy related to the revenues gained from community buildings limiting the amount of money leaking out of the Maltby area.
- Empty shops were identified as representing significant opportunities for development of community buildings. The cost and lack of security associated with the tenure was identified as problematic.
 - A number of new build projects are currently in progress including the new Sure Start building, the new school (replacing Maltby Craggs I & J School), the new sports centre and the Bede.
 - White City's proposed new community centre has the most potential as a new-build initiative although this development is at a very early stage.
 - Income generation by voluntary/community organisations was found through the research to be limited to hire charges from letting out the building and small fund raising activities (jumble sales, raffles, subs related to bingo etc).
 - The PFIs in Maltby and the number of developments identified may represent an opportunity to develop social enterprise, contributing to the sustainability of organisations involved in providing community space.

Project aims

The main aims of the audit were to:

- Identify the buildings currently being used as community facilities.
- Identify what buildings are available for converting into a community facility (this will include buildings that are known to be for sale or rent at the present time or in the near future).
- Investigate what the current demand is for community buildings, looking at current activities and the space, which they require to operate at their current level.
- Assess the anticipated need for community facilities in the short, medium and long term. This work will require strong linkages with the Community Plan, the Integrated Development Plan and other relevant consultation that has been carried out in the area.
- Look at possible methods/models of managing community facilities that are identified through the study.
- Assess the sustainability of the community facilities taking into account the potential income that can be generated from them.
- Consider value for money when assessing the viability of each option/recommendation by the audit.
- Identify potential funding sources that would assist in the progression of the recommendations of the audit. This will involve dialogue with named contacts within funding bodies and obtaining assurance that a specific recommendation does or does not fit with the funding criteria and priority targets/areas of work.

The Project Steering Group

The Steering Group was made up of representatives of a number of organisations, each with a substantial stake in the future of community buildings within Maltby. Throughout the process the work was fed back and informed by a number of individuals including representation from:

- IDP Partnership
- Local Members
- Area Assembly South East
- Libraries Service
- Maltby Sure Start
- Youth Inclusion Project
- Maltby based Community Associations

- RMBC's Young Children's Service
- Maltby Community Development Trust

Maltby Forum was considered as a key organisation (both as a forum for discussion and consultation and as potential facilitator of community buildings development) and was presented with an interim report at a Forum meeting.

Methodology

A variety of processes techniques to obtain the information required were used.

- **Community Buildings Mapping Session**

This session utilised the knowledge of different stakeholders within Maltby who were well placed to provide information on existing and potential community buildings. The event took place at the beginning of August 2003 and included representation from local community associations, the library service, the youth service, Maltby Community Forum and the South East Area Assembly Team. This session placed emphasis on high levels of participation and maximised the use of the knowledge of the individuals involved.

The method employed used an enlarged map of the Maltby area to identify and pin point different community buildings. Indicators were used for existing community buildings, the activity which happened within those buildings, any issues around the use of those buildings and to indicate the location of any potential sites. Participants then placed the indicators on the map to form a visual representation of community buildings within Maltby. As well as providing an opportunity for discussion between different organisations operating within Maltby, this session also contributed towards the creation of a detailed contact list, from which visits and interviews could be scheduled and more in depth information could be gathered.



- **The creation of a community buildings assessment schedule**

This was the main method for identifying and collecting information about the supply of different community buildings within the Maltby area. It also related on issues related to the need for community buildings and the demand of community buildings. The assessment schedule took a form similar to that of questionnaire, which was used as tool to obtain consistent information about each community building. The questions and requests for information contained within the schedule were created partially through discussion with the steering group as part of the community buildings mapping day. The questions related to information including design and layout, ownership, management, use, facilities, finance etc. A copy of the assessment schedule is included in Appendix 1 (Page 142).

The community buildings assessments were carried out through site visits followed by interviews with key contacts for those buildings, normally representatives of the organisations managing the use of the buildings. Initial contact was made over the telephone, where an appointment would be made. Assessment schedules were sent out to the key contacts in advance to enable them to obtain information, which would otherwise be unavailable during the interview.

- **Telephone interviews with members of community/user groups**

In addition to the community buildings assessment schedule another interview schedule was created for users and potential users of community buildings. This included questions on the building or buildings from a users perspective. Telephone interviews were conducted with the aim of identifying current demand for community buildings by community organisations. Interviews were pre-arranged with interviewees in 30-minute slots. Interviews were also piloted through initial interviews. Whereas the building questionnaire assessed mostly supply issues this interview process was mostly related to issues around demand and need. Information sought will be largely related to the project or the organisation, exploring the nature of their activities in order to identify how this compares with the provision afforded by community buildings within Maltby. The telephone interview schedule is located in Appendix 2 (Page 147).

- **Meetings and contact with other stakeholders**

A number of interviews with stakeholders identified through the Steering Group and through general contact with organisations and individuals as part of the audit process, were carried out. This allowed for the collection of a number of views, knowledge and experience, which informed the audit process. This included community activists, officers, representatives of user groups, funding organisations etc.

- **Utilising the ‘snowball effect’**

Throughout the audit process information about other groups and other existing potential/community buildings through contact with stakeholders was continually gathered, which identified new contacts and new sources of information.

- **Analysis of relevant documentation**

Documentation including the Maltby Community Plan, the relevant sections of the Maltby, Thurcroft and Hellaby Integrated Development Plan were integrated into the audit process. Other documentation utilised included relevant, consultations, strategies and plans. This took the form of desk-based research including extrapolating the strategic and operational elements of each plan.

In addition to this Managing Locally drew on the expertise within Manor and Castle Development Trust and other key partners to identify potential development and management mechanisms. This included contact with funding organisations.

What do we mean by a community building?

In every part of the country there are facilities where some kind of community activity is taking place. As well as the purpose built community centre these can be are historical and listed buildings, converted shops and offices, churches, portacabins, converted factories, the extra space within older peoples complexes etc, and all are being used to provide community activities. This diversity of community buildings demonstrates the high level of commitment and ingenuity of the volunteers and officers who have been at the forefront of their development.

This diversity is also reflected in the range of activities provided within them. Community buildings can serve a variety of purposes from social activities (clubs and meetings), service provision (child care and advice), education and training (IT and basic skills courses), cultural activities (dance and drama), health (sports, slimming etc). Some community buildings provide only one area of activity to serve a particular group, while others attempt to provide as diverse range as possible in response to the diverse needs of the communities they serve.

Definition of Community Buildings

In order to have clarity about the scope and purpose of this audit it is important to define what constitutes a community building. As discussed above the term is often used to describe a number of diverse facilities and services, identifying them through a convenient single 'community activity' category.

The diverse nature of community buildings can be identified when considering issues around management and ownership, with recognisable community buildings prevalent within the public, private and the voluntary/community sector. They also vary considerably when considering the design of the building; from purpose built community centres to converted shops and churches. This lack of clarity around definitions is actually related to the nature of community buildings as facilities that often develop organically overtime and through taking advantage of opportunities as they present them selves.

The definition agreed for this audit was achieved through discussion and negotiation with the steering group about the scope and purpose of the audit.

The definition may be understood more easily by first of all defining what is not a community building. It is not for example a supermarket or pub, nor is it schools or libraries, which only provide services associated with their core activities. The definition can however incorporate all of these facilities under certain circumstances.

For the purpose of this audit the crucial factor is the ability of community groups to operate independently and run services and activities from those buildings, something that the type of organisation discussed above may be able to accommodate. A pub for example may have a function room that is willing to hire out at cheaper rates to local community groups. Schools and libraries may also have spare capacity or committed space for the use of the community to have meeting or receive training. The term 'community space' is therefore more appropriate than the term 'community building'. The use of the word building is too all encompassing, especially in the case of a community organisation, which just uses a section of a facility to run activities such a classroom within a school.

The definition decided for the use of this audit was:

Space, which is being utilised, or can be utilised for independent community activity.

The diversity that this definition affords enabled the audit process to research a number of facilities across different sectors, tenures, ownerships, uses, management and locations. The definition also allows for research related to space, which is currently not used such as potential sites incorporating green-field, brown-field or buildings currently not in use as community space.

The need for community buildings

Identifying need in relation to community buildings is multifaceted and dependent on a number of often-conflicting issues. The concept of 'need' however is also essential to understanding the nature of the demand for community buildings and the appropriateness of the supply. It is important to recognise first of all the relationship between need and demand. The two concepts are interdependent but not interchangeable. Demand is often informed by a number of organisations each with complex motivations and opinions in relation to the quality and capacity of community buildings. It is these groups, which are often informing the demand rather than the underlying need. Also the need for community buildings is not necessarily reflected in the demand. A need for a community building for example could be in order to tackle issues of anti-social behaviour and social isolation on a particular estate. If no organisation is in place to highlight these issues or the organisation does not have the necessary lobbying power then the issue will not be perceived as a demand.

The need for community buildings is defined by a complex set of social and economic issues. Social isolation and unemployment may be high within an area for example and it is these issues, which inform the need for interventions to address them. Community buildings therefore have to be viewed as one of these interventions or solutions to particular problems rather than a broad-brush solution to a multitude of complex problems. It is therefore important to focus on the existing and potential activities and the services provided from the building and how these services respond to a particular need, as opposed to viewing community buildings as an all-encompassing solution to a multitude of problems.

This need for the provision of community buildings is further complicated by arguments related to their appropriateness to offer solution to problems through facilitating the provision of particular services or activities against other alternatives. There are a variety of different opinions and arguments about the appropriateness of the voluntary/community sector and its capacity to ensure that the services and activities provided are effective, in comparison to delivery by the public or private sector for example.

Social Capital, Health and Economy in South Yorkshire Coalfield Communities explores the concept of social capital as one of four 'capitals'. The other three include human capital, environmental capital and fixed capital. Although the relationship in the context of community building is not explored in detail the relationship between fixed capital (buildings) and social capital (how cohesive the community is) is explored. The document highlights the failure of attempts at estate renewal, which focussed on the development of physical assets without complementary investment in the social fabric of the community. It is therefore important to recognise the relationship between these two concepts in the context of regeneration; i.e. community buildings (fixed capital) to contribute fully to community regeneration are reliant upon issues related to the use of those buildings and the activities, which are carried out within them (social capital). This reinforces the need for an integrated approach to the use and development of community buildings; the need for the buildings element and the activity element to be considered together and for this to be reflected in any future plans.

- **The needs of Maltby's community**

When identifying the need for community buildings it is useful to examine the defining characteristics of Maltby. The connection can then be made between the trends identified through the analysis of Maltby's social and economic profile and the need for the interventions, including the activities provided within community buildings. Higher proportions of young people for example may suggest the need for more community activities related to their needs, and a high proportion of single parents could indicate the need for a number of support groups within Maltby for example. High levels of employment for example may suggest the need for interventions such as training, which could be provided through community buildings.

Deprivation

At ward level for the 6 key areas of deprivation (incorporating income, education and skills, employment, health deprivation) Maltby Features in the top 12% nationally (Index of Multiple deprivation 2000).

The inclusion of the above and the following statistics within the audit process is particularly relevant as the link between community activity and the successful regeneration of an area is well documented.

Community based activities and community involvement are commonly identified as a key factor in successful regeneration and as a way of increasing community cohesion. Community based resources and activities have been identified as being able to provide a variety of services and activities cutting across a number of themes (including health, social welfare, recreation, education and training etc). There is therefore a clear need within Maltby for community space to enable organisations to operate within the locality and potentially to provide a catalyst for the creation of new services and activities.

There is also a clearly identifiable concentration of deprivation in individual areas of Maltby. These communities experience higher levels of crime (and fear of crime) and unemployment, as well as poorer housing, educational attainment and physical environment. In relation to need it can be argued that the developments in these particular areas should be identified as a priority. Residents of these areas are also more likely to suffer from limited mobility (with lower car ownership) and higher levels of social isolation, further highlighting the need for activities and services to be based locally.

All of the issues associated with deprivation impact on the cohesiveness of the community (i.e. communication between people living in that area). Crime, fear of crime and anti-social behaviour can lead to the isolation of individuals and a lack of participation in collective activities throughout the community as a whole. Also areas become labelled as deprived, which reinforces the lack of community cohesion within those areas. Both collective community activities and locally based integrated services have often been highlighted as potential solutions for fragmented deprived communities. In addition to this the added boost a new facility could bring to the area, in terms of the environmental improvement and in terms of how the area is perceived, could provide a catalyst for increasing community participation.

Population and Demography

Maltby has a population of around 17,111; 49% males and 51% females (2001 Census, ONS).

The population of Maltby has expanded by approximately 500 people over the last ten years (in comparison to the 1981 census). This represents a relatively small increase despite a number of new housing developments.

Health

Maltby has higher incidences of limiting long-term illnesses than England and Wales and a higher proportion of people describing their health over the last 12 months as 'not good'. This figure is proportionately lower than the average for Rotherham however. Maltby also has a higher proportion of permanently sick or disabled than England and Wales and Rotherham (8.2%), (2001 Census, ONS).

Each of the above statistics suggests a need for various interventions in relation to health, which may be provided through community buildings. These could be directly to address health issues (i.e. smoking cessation) or may provide activities, which will indirectly influence people's health. RMBC's Cultural Strategy for example recognises the importance of 'cultural activity', which overlaps significantly with the uses identified within community buildings.

The health benefits of cultural activity, particularly sport and the performing arts are well documented.

RMBC Cultural Strategy (Page 2)

Young People

Maltby ward ranks fourth (out of all Rotherham Wards) for the proportion of the number of children under-18 years of age. It has a higher proportion of under 16s (22.6%) and 16 to 19s (5.2%) in comparison to the Rotherham average and that for England and Wales (2001 Census, ONS).

Older People

20.5% nationally proportion of over 60's in comparison to Maltby's 8.5% (3195 (2001 Census, ONS). It has a lower proportion of older people than the majority of wards within the Rotherham area.

Parents and children

Maltby has significantly higher levels of divorce than the proportion Rotherham and England and Wales. It also has a higher proportion of lone parents with dependant children (8%) In comparison to Rotherham (6.8%) and England and Wales (6.5%). Maltby also has a higher proportion of households with dependant children (35.2% in comparison to Rotherham's 31.8%), (2001 Census, ONS).

Sure Start Maltby identified a number of gaps in the provision they received (Sure Start Maltby Final Plan 2001), including:

- Parent support groups
- Increased opportunities for play learning
- Increased range and level of early years/child care resources
- Improved range and levels of general health services for children and families
- Improved local availability/access to more specialist services (health/mental health' disability, postnatal depression etc)
- Specialist support with parenting skills/child behaviour issues
- Special needs support

Sure Start Maltby has now been involved in delivering services and supporting other groups to deliver services for the past 3 years. There is a possibility that the needs identified above may have been substantially met since the initial consultation.

Housing

67.8% of households in Maltby are owner-occupied. 16.5% are council rented and 11.4% are 'other rented' (a high proportion of these housing association owned). Maltby has several large social housing estates Birks Holt, White City Highfield Park, Manor and Cliff Hills. A proportion of the original social housing stock within Maltby has been converted to housing for owner-occupation through the Right to Buy. There has also recently been a new housing estate development for owner occupation in the north west of Maltby.

Economic Activity

Maltby has a higher proportion of unemployed (4.1%) in comparison to Rotherham (4%) and England and Wales (3.4%). Within Maltby 18% of those unemployed are aged 50 and over, 9% had never worked and 31% were long term unemployed.

Maltby's economic status was previously far higher today with a previously thriving coal industry based around Maltby Pit. Despite the continued operation of the pit, far less local people are employed than in recent years (33 out of 420 people [Maltby Future's Page 7]).

The decline of the industry and the subsequent economic decline of many coalfield areas between the 1970's and 1990's were also prevalent in Maltby, a trait of this was an identifiable decline in the condition of Maltby's built environment, and other indications of social deprivation.

Education

Maltby has lower educational attainment in comparison to Rotherham and England and Wales. 38.3% of people in Maltby had no qualifications in comparison to Rotherham (36.8%) and England and Wales (29.1%). This disproportion was also reflected to the same extent in the number of people educated to degree level.

Ethnic Minority Groups

Maltby's non-white ethnic population is 1.06% (182 people). The majority non-white ethnic groups are Asian and Chinese.

• **Maltby Community Plan**

The creation of 'Maltby's Future' (Maltby Community Plan) involved a large-scale consultation across all of Maltby during 2000/2001. Part of the process included setting up a theme group to examine the needs and form plans for Community, Cultural and Sports facilities. It identified that:

For its size Maltby has relatively few community buildings. Although the Edward Dunn memorial hall has a large Hall and two rooms, only one meeting room is available during the day. The Charles Foster Community Centre, the Coleman Centre and St Bart's rooms all offer one or two rooms for community activities. With a few church halls and pubs or clubs, that is the extent of general community provision, to cover the needs of all community groups as well as for rehearsal space and other activities

(Maltby Futures, [Maltby Community Plan], 2002 Page 40)

From a sample of 464 residents 84% said they had to travel outside of the area to enjoy their hobbies or interests.

During the information gathering and consultation process, which contributed towards the formation of the community plan, the Community Planning Team met with 48 Groups within Maltby within a 3-month period. Community buildings /function rooms were identified as a major issue, ranked 13th out of 43 separate issues identified. Also significant were the ranking of 'Places and Facilities for Young People' (ranked 2nd), and more sport and leisure facilities (ranked 8th).

The Maltby Community Plan identified 6 proposals, which would enable Maltby to better cater for the aspirations of local people. These included:

1. Museum and Information Centre
2. Maltby Healthy Living Centre
3. Re-development of Maltby Community Library
4. Bede Church Development
5. Maltby Cultural Centre
6. Walters Road site development

Each of these potential developed is explored in greater depth within this document (see contents page; 'Focus on...' section).

- **Summary of need**

Overall the above (and through the wider content of Maltby Community Plan) presents a picture of Maltby as an area with a number of diverse needs, which may be addressed through activities and services provided through community buildings. An attempt has been made to categorise these:

- Services and activities for people with different characteristics and circumstances (specifically young people, older people and services for parents and children)
- Increasing social cohesion/capital and community participation (by providing more opportunities for people to get involved in community development and activities to prevent social isolation, to create ownership and shared responsibility and increase community spirit)
- Economic (related to increasing employment and economic prosperity to local people)
- Education (related to increasing qualifications for school leavers and adults within Maltby)
- Health (improving health through physical exercise, reducing health problems created by social isolation, discussions about health issues etc)

Taking into account a future increase in supply of community space the greatest need for community space for the short, medium and long term are identified as measures to provide:

Flexible facilities to provide a multitude of services in local neighbourhoods (especially for the provision of youth activities)

- Services for parents and children in local neighbourhoods*
- Space for indoor/dry sports and fitness activities (centrally based if possible)
- Adult skills and training opportunities (including the provision of IT suites - there is a possibility that the need for basic IT training for adults will diminish overtime as more IT literate generations emerges as a result of the provision within schools).
- Arts/cultural facilities (performing arts, dance, music, multi-media activities)

*Sure Start has made significant progress in responding to this need but are limited by the lack of facilities in local neighbourhoods

Demand for community buildings

Demand for community buildings is created by two major sources:

- Maltby people (current users of existing buildings and those articulating their requirements in relation to community buildings)
- Organisations currently (or potentially) providing activities and services

The main difference between need and demand is that:

‘Need’ relates to what community buildings are required so that the need is no longer present

‘Demand’ refers to what level community building’s will be used

Demand is therefore much more difficult to quantify than need because the use of those buildings are dependant upon a multitude of different factors. The decision to use or not use a building may depend on price, availability, location, the perception of ‘community activity’, the quality of the building and numerous other factors. The decision for service/activity providers to use one particular building over another is dependent on all of these issues.

Many voluntary and community groups perceived community buildings as an answer to a multitude of problems related to organisational capacity. A major challenge throughout the audit process was to develop an understanding of these issues and to differentiate between the aspirational and the actual demand for community space.

- **User groups**

This was a very difficult issue to quantify because of the nature of the way the buildings operated (e.g. community buildings open all day for use by residents of a sheltered housing scheme). Many of the organisations hiring space also tended to be regular users of buildings almost on a permanent basis and had very close relationships with the organisations involved in its management. The majority of user groups therefore stated that they were happy with their current arrangements and premises and had limited aspirations to consider alternatives.

There were a significant number of user groups however who identified a lack of availability of community buildings and of suitable premises for their activities. The Maltby Operatic Society for example had very specific requirements in relation to the design of the community space and the facilities that they required and had a focus on one particular development (The Wesley Centre), which would cater for them. Some organisations also expressed some discontent with the facilities they were currently using and expressed a willingness to consider other buildings if alternatives could be provided. A small number of organisations indicated that they would provide services in Maltby if suitable facilities were available (i.e. martial arts clubs).

It was identified that Sure Start had been the catalyst for a large increase in the demand of activities related to parents and under 4’s. Sure Start was identified as being successful in responding to an identified need (provision for under 4’s), supplying the facilities to respond to that need and subsequently increasing demand for those particular services.

- **Times of use**

It was identified that the majority of the demand for the use of community buildings were for afternoons and evenings (the majority of use took place on the evening) – core hours were generally 1-4pm and 7-9pm. These hours were defined and related to issues surrounding the ‘working week’. Both users and staff/volunteers of community buildings identified that the times for afternoon use was linked to when children finished school for example, mealtimes or the end of a working day. The times of evening use was linked to after an evening meal. The identification of these links represents a limitation on the use of community buildings and a lack of ability to expand use outside of these times.

The small amounts of morning use were generally made up of social gatherings for older people (i.e. coffee mornings). Afternoon use was made up in the majority for activities involving children (i.e. pre-schools and parent and toddler groups) and older people. Evening use was concentrated around activities for younger people (cubs/brownies, youth clubs) and older people (especially Bingo).

- **Amount of use**

The use of buildings ranged from 42 ½ hours a week to 4 hours a week. The average use of buildings was around 20 hours a week*.

The core hours of a ‘community building’ is approximately 5 hours a day, suggesting an appropriate use of a community building is around 25 hours week (and with weekends 35 hours a week and potential more considering that weekend use is more likely to allow a greater degree of flexibility and taking place during the day).

Potentially however community buildings that are not constrained by practical access issues have the potential to be used 12 hours a day (9am-9pm), 7 days a week (totalling 84 hours a week) – and potentially more (for buildings with a number of rooms for different activities to take place at the same time).

Around three quarters of key contacts for community buildings questioned, suggested that they had capacity to provide a greater volume of activities within the building. The main constraints of their ability to do this however was:

- A lack of demand for morning use
- A limited management capacity for across all sectors (limited numbers of volunteers for community managed buildings, and a lack of staff available to manage the community space and the conflict with needing to prioritise core services [when management of the community space is not the core service provided by the organisation])
- A lack of capacity to pro-actively promote use and create new activities
- A lack of proactive approaches to identify and recruit user groups and to broker deals resulting in long term use

*This average was calculated only when the hours of use were quantifiable. E.g. Organisations like Maltby Institute where community organisations used the building for ad hoc meetings was not included in this calculation.

- **Demand for different locations**

Two distinct areas were identified in terms of geographical location:

- Demand for centrally based community buildings
- Demand for neighbourhood based community buildings (especially from service providers in the more deprived areas of Maltby)

Each of these was identified as priorities by user groups and was inextricably linked to the type of activity provided within the building. Overall centrally based buildings were in the most demand because of their ability to attract users from all over Maltby.

Sure Start and YIP place emphasis on the importance of both of these. Each requires a central location to ensure that everyone in Maltby has the best possible access to their core service and each at the same time requires a number of satellite venues to ensure their services are provided for the most socially excluded parts of Maltby. As well as managers of their own community buildings these organisations had a dual role as users. Their motivation for this was very much about meeting need in the different neighbourhoods of Maltby (especially those on the periphery). In doing this they became agents contributing to demand – identifying for example that many of the community buildings within Maltby were insufficient to meet their needs (i.e. not enough space for activities with young people [YIP] and providing a clean and safe environment for activities with under 4's [Sure Start]).

An issue that reinforces the need for locally based services is the territorial nature of individual communities. This issue is magnified in the case of young people.

We need to make sure we're based in a central position. Kids from one part of Maltby coming into another can get some trouble. Kids tend to be quite territorial

Project Manager

Although an extreme case the statement above does highlight that territory can be an issue within Maltby. With the exception of the above statement the majority of issues identified through the research were in relation to the anxiety or discomfort people felt about venturing out of their own areas, as opposed to animosity from people concerned with outsiders coming in. This anxiety was created by two main factors; firstly if that particular area had a bad reputation and secondly a lack of knowledge about that area. This issue was recognised by user groups who provided services in a centrally based community buildings and within individual communities.

Despite a relatively stable population there is a clear economic gap between different parts of Maltby indicating different levels of need within different communities within Maltby. The predominantly owner-occupier population on the 'new estate' for example may be more able to respond to their own needs without the need for services and activities provided in the locality. They are also more likely to have proportionately higher incomes, and as a result have better mobility and capacity to enjoy leisure pursuits outside of the Maltby area. They are also more likely to have family and friends outside of Maltby and be less likely to rely on the support services provided through community buildings. Recently there has also been evidence of significant opposition up to the point of petition to prevent the building of outside play facilities on the new development because of fears of attracting crime and anti-social behaviour. Ironically this does illustrate the impact of collective community action. Key

contacts interviewed during the audit process identified that there may be similar opposition to a new community building in the same area.

- **Approaches and refusals**

The majority of organisations reported they had given either none or very few refusals to organisations wishing to use their premises because of the small amount of approaches they had received. The majority of organisations linked this to the close relationships that organisations had to their user groups and that many had a core of activity that was relatively static (groups indicated that this also limited the need to widely advertise and market their activities). Some refusals were for weddings and parties where an entertainment licence would be required.

- **Demand for types of space**

Although the groups interviewed provided a multitude of diverse activities, trends could be identified in their preference for types of accommodation. Many organisations ideal facility would be a single large space (similar to a community hall) with several small to medium size rooms (number depending on the volume of activities). It was also identified that a priority for existing occupiers was to ensure that the effective use of space was not jeopardised by needing to be used as a through route to any other room. This would enable them to carry out a number of activities at once.

Many providers of community space were financially constrained by having only a single space (regardless of size), which can only be let to a single group at any one time and therefore limiting their capacity to generate income.

The majority of groups (both user groups and owners of occupiers of community buildings) generally aspire to a building with the following physical characteristics:

- A large open space (such as a community hall) – without people having to walk through to use other facilities such as other rooms and toilets (Organisations involved in sports and cultural issues identified aspirations for high ceilings, sprung floors and stages within this space)
- Other rooms where breakout sessions or other activities can take place simultaneously.
- Significant storage space (for their own equipment).
- An accessible kitchen (preferably in close proximity to the main space and suitable at least for making tea/coffee).
- Office space (related to a number organisations wishing to permanently occupy a building and provide activities from that building)
- Easily recognisable and straight forward access to the community space (i.e. without having to walk through other buildings or negotiate complicated corridors)
- Natural light.
- Cleanliness (especially for organisations working with young children)

- Wheelchair access (a lot of these comments related to concern about compliance with the Disability Discrimination Act although there was some genuine concern about how inclusive their services were)
- A well heated building

Some user groups had abandoned Maltby because of their perception of a lack of suitable facilities. This was especially the case for sports groups (martial arts especially).

- **Mobility and Transport**

The issue of how far people are willing to travel and their ability to do so to use services and participate in activities is important in understanding the demand for community buildings throughout Maltby.

Managers of community buildings inferred that the majority of users where the community building was based locally (i.e. providing activities for a particular area and not based in the town centre), walked in order to use the building. Community groups identified a priority was close to car parking and accessible by public transport.

No statistics were obtainable for car ownership in Maltby to enable a comparison against the national and regional picture. The uneven spread of incomes across Maltby suggests that this may to an extent be proportionately reflected in car ownership. Potentially this could indicate that the more deprived areas within Maltby are more likely to require locally based services and therefore more locally based community buildings.

The majority of buildings (potentially all) based within the town centre were easily accessible by public transport. Issues were raised regarding the accessibility of services for young people and the associated mobility problems (i.e. lack of funds to pay for public transport and no access to personal forms of transport). Similar issues were also raised about the accessibility of the provision for older people (with mobility problems) and disabled people.

- **Creating demand through marketing and promotion**

The majority of groups had undertaken a limited amount of marketing and promotion. This was often in the forms of leaflets and local newsletters. Distribution of these took place through other community facilities, through volunteer door drops, and through displays in local shops. A minority of organisations used local papers and radio to promote their activities. 'Word of mouth' was identified as the main way in which activities were promoted. Typically however when this was identified as the main source of promotion the organisation also had a core group of people who used the building on regular basis.

Many providers of community space had strong relationships with other service providers who provided services from their buildings. It was identified that the majority of these relationships had been created through providers of activities making contact with providers of the space. There is potential for the space providers or agents operating on their behalf to practice the reverse of this. Community buildings have potential to increase the volume of activity provided through a more proactive approach in identifying and contacting potential user organisations. This would also increase the quality and variety of services provided from the building. The Bede and the Maltby Community Development Trust each has aspirations to use this approach and forge new relationships with organisations as a result, further strengthening their position.

Apathy was identified by many organisations as a stumbling block to increasing use and involvement. Despite this phenomena being reported all over Maltby there were others who had a different opinion on the situation:

People aren't all apathetic. Stuff like this (referring to community buildings) are really only useful for particular problems or particular interests. You can just try to do what those people want and if you get 10 people there, it's a bonus.

Provider of Community Activities

Providers of community space arguably need to accept that there is always going to be limitations with the work that they do, especially when attempting to involve large numbers in activities.

A good practice example was identified in relation to Maltby Miners Institute and Recreation Scheme. The football pitches (under the management of the scheme) had previously suffered from vandalism from young people. The Institute with involvement from other agencies involved those young people in its activities (initially through outreach work) and in a short time this had large impacts on the amount of vandalism being perpetrated as well as involving the groups who could benefit the most from involvement. This approach has also been successful with other groups in other parts of Maltby.

Other good practice examples included Sure Start examining the potential of promoting their activities on hospital radio (to promote their activities to potential clients at the earliest possible opportunity).

- **Consulting and involving the community**

The organisations that actively involved and consulted their user groups in how activities were provided generally had the most well attended activities or well used services. This was not always the case however. Some organisations had attempted a variety of consultative techniques involving questionnaires, fun days, open meetings etc and had not been successful in increasing community use and involvement.

Maltby Community Library and Park Hill Lodge both had a 'Friends of ...' group, made up of a mixture of staff and local people, which represented their interests. The library especially had found this particularly useful when applying for funding and lobbying for improvements. Local authority organisations (because they do not have automatic links directly to the community) including Maltby Sports Centre could potentially benefit from this arrangement.

Future predictions of demand

The recent community planning process and the establishment of Maltby Forum and Maltby CDT may have an effect in increase in community activity and participation overtime and subsequently create a higher demand for services by local people. The IDP funding has potential to make a similar contribution. Despite this it is likely that demand for community

buildings by local people will remain relatively static unless demand can be created. This is not a circumstance individual to Matby but is the situation in almost every community.

The main source of demand for community buildings is the organisations hoping to provide services from them. It is therefore necessary to ensure that buildings are provided in such a way, in the times, locations and under the conditions, which fit most closely with their aspirations.

Community Buildings have a role in stimulating, harnessing and unlocking demand in order to the needs of the community.

Overall it necessary when considering the future development of community buildings that the main focus is on responding to need rather than demand for community buildings. Organisations need to focus on how activities are either currently provided or how they are planned to be provided, and how this responds to that need. The creation of new community buildings for example should be recognised as a catalyst for generating demand for particular services. The activities provided by YIP and Sure Start each represent examples of services, which have created demand for their services by responding to an identified need.

Supply of Community Buildings

This section provides an overview of the current supply of community buildings in Maltby and the nature of that supply.

- **Geographical Location**

Calling Maltby the ‘Maltby Community’ is inaccurate. Although undoubtedly there are elements of pride, interest and feelings of ownership shared amongst the majority of Maltby’s residents Maltby is subdivided in many different neighbourhoods or ‘sub-communities’. The borders for these communities are difficult to define by any border drawn on a map. ‘Community’ is an individual construct overlapping with different areas depending on where you live and what social ties you have within the area. One resident may have a totally different idea to their neighbour about the area of Maltby they view as their community.

Despite this, working with the project steering group and the experience of individuals living and working in Maltby, a map exploring these divisions was created. Community boundaries were often defined by main roads, green spaces, different housing tenures, age properties and construction types; all naturally dividing Maltby into different areas. A major factor was the history and age associated with each area, especially related to the mining industry within Maltby, whose legacy had been instrumental in shaping Maltby’s communities physically, socially and economically.

Maltby also has a very well defined town centre where the majority of key services and retail provision is concentrated. Apart from a few rows of shops existing on individual estates the town centre is the hub of activity for Maltby. This ‘hub’ is reflected in the location of community buildings, the majority being based in or on the periphery of the town centre.

The ‘sub communities’ within the Maltby and the town centre were one of the main categories, which distinguished the use of community buildings. Community buildings, which were centrally based, were far more likely to draw in residents from all over Maltby and outside the area. They were also more likely to provide specialist activities (i.e. youth provision; the vast majority of this was based centrally). They were also more likely to be attached to mainstream services such as schools and the library. Activities that were more likely to be based in sub communities/neighbourhoods were those involving parents and children and social activities.

If learning takes place close to where they live, they are more likely to take part

Project worker involved in adult education

The sub-communities or individual communities or neighbourhoods identified within Maltby included:

- Central Maltby
- Birks Holt
- Cliff Hills
- Devonshire Road

- Highfield Park
- Lilly Hall
- Little London
- Lumley
- Manor Estate
- Model Village
- The 'new estate'
- Old Maltby
- Sheppy Estate
- White City

The following table provides a breakdown of the number of community buildings (currently in use) within each of those areas. It also defines buildings as 'Potential Buildings Category 1' (buildings, which are soon to begin to provide community space) and 'Category 2' (buildings that could be developed to provide community space but have no set plans at this time).

Area	Actual Community Buildings	Potential Community Buildings (Cat 1)	Potential Community Buildings (Cat 2)
Central Maltby	9	3	2
Birks Holt	1		
Cliff Hills	1		1
Devonshire Road			
Highfield Park	1		
Lilly Hall	1		1
Little London			
Lumley	1		
Manor Estate	1		
Model Village	2		2
The 'new estate'			
Old Maltby	2		
Sheppy Estate			
White City	1		

Twenty community buildings are currently in use in Maltby at this time.

The majority of community buildings (9) are concentrated within Maltby Town Centre.

Model village has Maltby Craggs School Community Room and Maltby Miners Institute (although there are limitations for the present and future use for each of these).

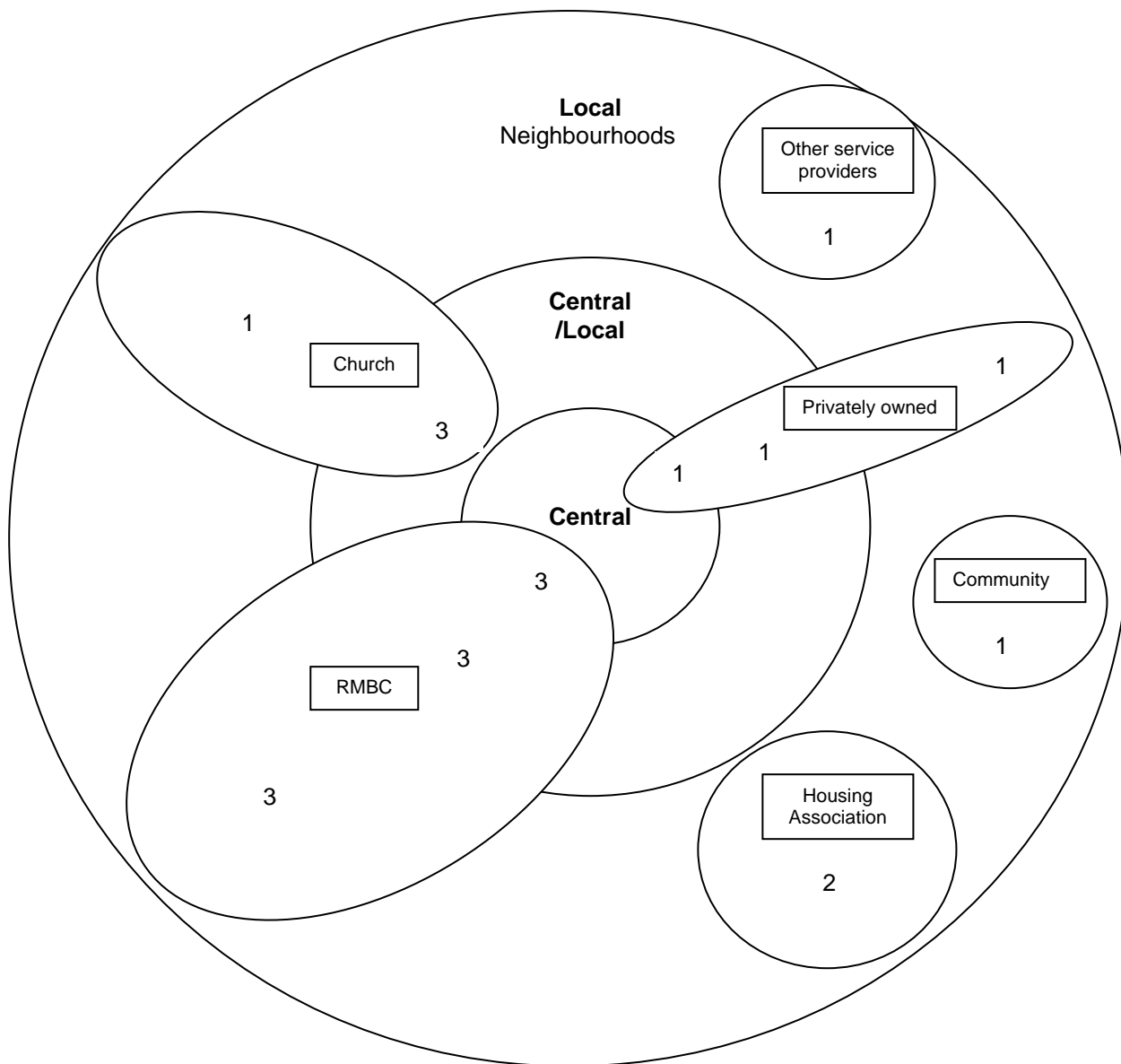
Devonshire Road has no community buildings although there are possibilities that they could use the facilities associated with the Manor Estate. Sheppy Estate and the 'new estate' have no committed community facilities. The Bede serves little London to an extent, although it

was identified that number of organisations currently using the Bede on an evening limits the ability of some groups to meet there. Highfield Park has one committed facility (although the Alders Gate Community Centre can currently only be used by residents of Alders Gate Court) and also is in close proximity to the Edward Dunn Memorial Hall (classed as a town centre community building). White City and Birks Holt have one committed community facility each (the community houses) but both are limited in the amount of space that they provide.

Three Category 1 buildings were identified. These include the new Sure Start building, the Maltby CDT building, and Tot Spots each to be development in or close to the town centre area (the Sports Centre and the new Maltby Craggs School were not included because they will replace existing buildings. Significantly however the replacement of the School will result in one less community building in the Model Village area). Addison Road Day Centre was categorised as a Category 2 building for the Cliff Hills Estate. The Church of Ascension was identified as a Category 2 building for the Model Village. Other Category 2 buildings included empty shop units based at Maltby Centre and the Children's Society Building, empty shop units based at Yarwell Drive (Lilly Hall) and Morrell Street (Model Village).

Patterns of Ownership for community buildings in Maltby

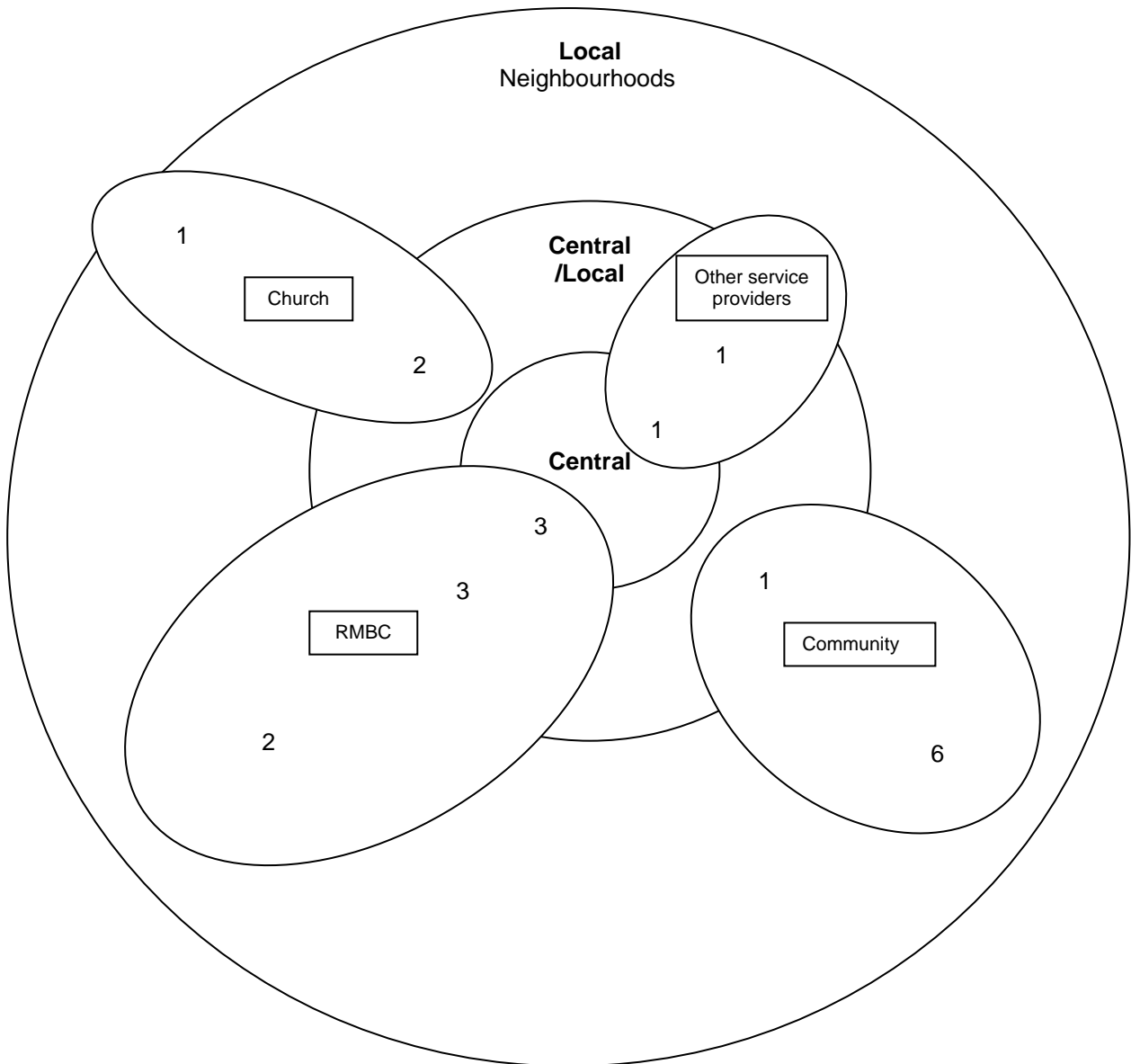
The following diagram illustrates the pattern of ownership in Maltby and relates this to the geographical area. This has been done in by categorising community buildings as being located either in central Maltby, on the periphery of central Maltby and individual neighbourhoods, or located in local neighbourhoods.



The majority of Community buildings are owned by RMBC. They provide community space in connection with mainstream services such as schools, sports centre and library, which tend to be concentrated around the centre. They also provide facilities through the housing department (attached to older peoples complexes and council houses) in the wider community. Churches also play a large role in the provision of community buildings (normally connected to the church or within the church buildings themselves). There is very little ownership of community buildings in Maltby by voluntary/community organisations.

Patterns of management of community buildings in Maltby

The following diagram illustrates the pattern of management in Maltby and relates this to the geographical area. Management is defined for this purpose as having independent control over the use of the building.



The majority of community buildings are managed by RMBC. The management of RMBC buildings is almost a mirror of the pattern of ownership (with the exception of Birks Holt Community House, which is under the control of Birks Holt CA). The community plays a much larger role in the management of the buildings in comparison to ownership, the majority of this management in neighbourhoods. Other service providers in Maltby (in this case Sure Start and YIP) manage buildings rented from the private sector.

- **Activities**

One of the most widespread activities and one provided from least half of the community buildings was bingo. This was an activity in the majority utilised by older people and took place in the majority in community managed community buildings based in individual neighbourhoods. Other complementary activities provided included coffee mornings, luncheon clubs, dancing and social evenings. The groups involved often took advantage of the regular users of this activity who were often also involved in being consulted on the activities of the particular organisation or had other roles (such as involvement in local residents groups). Three of the buildings had been provided as communal space for older peoples housing. The client groups were therefore generally very local and sometimes exclusive to that particular complex. Many of these served as an extension to the homes of the older people. The residents of Alders Gate for example were each key holders.

On a par with the above in relation to the volume of activity were services for parents and under 4's, mostly in the form of parent and toddler groups, but also including baby clinics. There had been a significant increase in the capacity of community groups to provide this through the intervention of Sure Start in providing advice, capital funding and ongoing support.

There was also a high volume of youth activities provided. The majority of these were linked however to two organisations (Maltby Linx and YIP) providing recreational activities (discos, pool etc) along with issue based activities (drugs and sexual health). The Full Life Christian Centre also had significant provision for young people. The ability for other organisations to provide youth activities was found to be constrained by a lack of space. Cliff Hills CA was identified as an example of good practice in providing games consoles and other recreational equipment. Significant demand for their service had developed as a result of this.

Other major types of activity were training (IT, basic skills and basic Math/ English), cubs/brownies (provided at the Coleman Centre and at the Bede), meetings of specialist groups (i.e. history society at the library) and groups involved in health and sport (slimming, short mat bowls, martial arts, aerobics etc).

Many organisations also ran many 'one off' events including summer/winter/ Christmas Fairs, jumble sales and raffles. These brought in a lot of interest from the wider community and also provided useful income for the organisations to support other activities in the future.

The other main use was for meetings including Community/Residents Association meetings and meetings of council officers (RMBC Housing Panel at Bevan Crescent).

- **Facilities**

Eight organisations out of all of those interviewed identified problems with a lack of space, which impacted on their ability to provide current activities and develop new ones. This included all the Community Associations with the exception of Woodland Garden's, the Youth Inclusion Project and Sure Start.

The community buildings were generally all equipped with basic chairs and tables suitable for enabling of a number of activities. Many also had access to TV and video equipment.

Rolleston House (Full Life Church and Christian Centre) was the only organisation identified as being capable of providing conference facilities within Maltby at this time. Maltby CDT

was identified as having the potential to provide this within 'The Wesley Centre' building. Other buildings with large capacities (individual rooms capable of accommodating over 100 people) were the Bede, the Edward Dunn Memorial Hall and Maltby Linx. Maltby Institute also had the ability to provide this but would need to consider individual approaches from organisations before committing to its use.

Maltby Linx, the Library and Bevan Crescent Community House were each identified as having IT facilities although each of these were limited in capacity for use because of either a conflict with other activities taking place within the building, a lack of space or outdated provision. Addison Road Day Centre was also identified but does not currently provide access to the wider community. The Adult Skills Centre (now the post 16 centre based within Maltby Comprehensive) has a committed IT suite capable of accommodating a high number of learners. A number of problems related to cost, access, availability and the withdrawal of Rother Valley College from providing the services had led to an overall lack of use within the community despite an identified need and demand. The lack of a committed IT training facility and training centre is a significant gap within Maltby at this time.

Good practice identified included the IT training provided by WEA. This was provided through the use of lap top computers, which were taken to a variety of community buildings. This mobility allowed the delivery of training in a variety of locations including individual neighbourhoods.

Many community buildings were a-joined with outside play facilities and other outside areas, many of them funded through Sure Start and also funding from South Yorkshire Police Authority. This provision of secure outside play areas for work with young children was identified as a priority by organisations working with that group. These had had significant benefits for Community Associations especially. Cliff Hills were constrained by their location in a shop unit to develop such a facility. Sure Start identified a shortage of appropriate community buildings linked to outdoor facilities.

- **Finance and charging policies**

The average charge made for community space within Maltby falls within a window of around £5 to £15 an hour or per session (most sessions were approximately 2 hours). The average charge was around £10 per hour. The amount and quality of space provided for this amount varies considerably from very large community halls and smaller meeting rooms. Some organisations can also allow for the provision of a number of rooms within that charge.

Many organisations expressed concern about other community buildings operating within Maltby allowing free-lets. This was practiced largely with the aim of enabling opportunities for community activity but had raised concerns about compromising the ability of the voluntary/community organisations that relied on rental incomes to sustain their buildings to compete:

The building gives out a lot of free lets. This has an effect on our building and the willingness of groups to pay for it. They just phone round [referring to potential users] and if they can get it for free they'll take it.

Manager of Community Building

The conflict between charging for use and the need to stimulate new activity was a difficult balancing act for many groups. Many user groups recounted occasions where community activity was greater in community buildings where no charges were levied upon groups. One practice identified was to maintain a tiered charging policy incorporating different charges dependent upon the status and capacity of the organisation. New groups wanting to meet for the first time or in their development stage were often given free lets and established voluntary/community groups were offered lower rates than local government organisations or large organisations with significant funding. Often this was practiced on an ad hoc basis, through discussion and negotiation with the potential user group.

Some organisations (especially those based within particular communities within Maltby as opposed to the centre) did not have the quality of accommodation that would allow for charging and relied very much on fund-raising activities through 'subs', donations and one off events to enable the continuation of their activities. Most of these organisations were aware of the possibilities of raising income through hire charges and had aspirations through the development of existing and new facilities to achieve this.

The activities provided within community buildings were also often very closely related to the owning or managing organisations. Many activities were provided 'in house'. This allowed organisations the flexibility to provide numerous activities but limited their ability to raise money through room hire.

RMBC is currently attempting to adopt a uniformed approach to letting including a no free let policy. It is possible that the 'housing department' who have close relationships with the community groups paying peppercorn rents may be exempt from this.

Hiring charges within schools in the opinion of some community groups were too high. This is related to the schools inability to run a budget deficit (to lose money) when hiring out space. Charges levied also had to cover heating, lighting and the cost of care taking (unlocking and locking). Charges were based upon guidelines provided to schools by the LEA. Schools also sometimes levied different charges related to evening use and seasonal use (i.e. higher costs of heating in the winter).

- **Accessibility of community buildings**

The research found that buildings within the voluntary/community sector and church buildings are much more able to accommodate activities on an evening (representing the core demand), than other groups. Community groups and church groups had in common and high volunteer input in the management of the community buildings. The main issues related to the access to these buildings related to a shortage of volunteers to open a close the buildings. Many however had established relationships with a number of organisations that were entrusted as key holders, lowering the amount of volunteer commitment needed. Providing flexible access to the building was also viewed as a way of ensuring its use.

Organisations that provided community space as an extra facility to their core activity often struggled to accommodate community use, especially on an evening. Often having

community facilities attached to the provision of mainstream services (especially schools) created a number of problems:

- The situation where the community room is actually within a school complex creates some significant access and security problems. A lot of buildings were not designed with independent community use in mind and users were often forced to take long routes to access the community space. This can be intimidating for first time users.
- The Community space is often viewed as an 'add on' or a none essential service when attached to the provision of other services. It was therefore not seen as a priority to actively promote and ensure its effective use.
- Caretaking staff tended to work 9-5pm and the majority were not within a system, which allowed them to work flexible hours. This limited the capacity of those organisations to allow access on an evening. It also meant that the costs associated with paying for the extra use had to be met through the hire charges resulting in prohibitive rates (schools legally are unable to make a loss on facilities). This is in direct conflict with the demand for community buildings, which in the majority is for evening use.
- Community space had been created without the foresight of the implications of the management requirements.
- RMBC runs a central facilities management service for any of their community buildings (i.e. Edward Dunn, Maltby Linx). This resulted in some minor but significant problems related to not being able to deal directly with those based on the site.
- Many organisations (i.e. Maltby Health Centre) held confidential records about users and clients resulting in a cautious approach to open access.
- Where vulnerable groups were also present this raised significant security issues (i.e. children, residents of Addison Road Day Centre, residents of care homes)
- The logic of having adult learning facilities within schools is arguably flawed. Adult learners often have negative experiences of schools. Accessing training may therefore be better placed within a neutral venue.

It takes a lot of guts just to turn up. It doesn't take a lot to stop people from coming in.

Adult Education Worker

- Providing community space within buildings, which have another main use, limits the scope to promote activities by emphasising the presence of the facility. Community space provided this way were often indistinguishable from the rest of the buildings they were located within.
- Changes of staff in organisations providing community space often lead to a loss of vision and knowledge around the original intended use of that space.
- The processes involved in letting community space within schools were long and bureaucratic. The process often involved the group wishing to use the building having to apply in writing, providing details of the times of use, the type of activity the client group etc. The majority of schools were unable to give quotations over the phone for prices.

One school would let groups know if the room was available or not at a particular time. Potential users then had to wait to receive confirmation back in writing from the school. Schools identified the LEA as setting the core procedures around letting rooms. Schools also identified the importance of the aspects of the paperwork related to health and safety.

Community space within schools (including the space originally provided specifically for the wider community) was underused or not used. Schools had generally struggled with extending the use of school facilities to the wider community.

For every school contacted as part of the audit process* information about charging policies was not readily available. On several occasions enquiries were referred back to the education department of RMBC in order to obtain details of charging policies. On contacting the education department on the first occasion we were referred back to the individual schools. Establishing estimates of actual cost to hire a facility within a school was incredibly difficult. It is inevitable that these barriers will contribute to the lack of use of these facilities.

*Only 4 schools were questioned as part of the audit process

- **Disability and wheelchair access**

Wheelchair and disabled access is a large problem for many community buildings in Maltby. The size of this problem is related to the age of the buildings. The majority of building currently used as community buildings were designed without the foresight to accommodate those with physical disabilities including wheelchair users. The buildings were also not designed to be easily adaptable. There is little potential in many community buildings for the inclusion of lifts, stair lifts and disabled toilets. Therefore the capacity for the inclusion of these facilities without significant investment is therefore limited. In addition to this many buildings have un-level access on the same storey, narrow corridors, and doorways. Problems also relate to the actual size of some of the buildings, which may significantly limit the ability of the organisation to adapt the building. The nature of many of the groups hiring and using building means that they also are required to adhere to the 'inclusion agenda' and therefore use facilities, which are capable of accommodating wheelchair users and those with mobility problems. Some groups recounted having bookings cancelled because of this issue. Some organisations are also recognising the need to respond to those with hearing and visual impairments (i.e. hearing loops, use of brail on signage) but overall organisations within Maltby have significant work to do to be able to provide services to people with disabilities.

Responsibilities for organisations classed as small businesses, enterprises or service providers are 'if it is impossible or unreasonably difficult for disabled people to use your services' the organisation may be required to:

- Take reasonable steps to change your practices, policies or procedures; or
- Provide a reasonable alternative method of making your services available to disabled people.

The test to identify whether the steps required to make services available to disabled people are reasonable, should take into account the following:

- Would they overcome the difficulty that disabled people face in accessing your services?

- How practicable is it for you to take these steps?
- How much would it cost you?
- How much disruption would it cause you?
- What are your financial and other resources?
- How much have you already spent on making adjustments?
- What financial and other assistance is available to you?

Many Community Associations and organisations with limited capacity and resources will therefore potentially be exempt. Organisations where steps will have to be taken include those based within the public/statutory sector (schools, libraries, sports centre etc), the majority of which have limitations on the disabled people being able to access the community space within those buildings. Organisations providing other core services, which are mostly accessible (with the exception of the community space) may also be exempt.

- **Condition of Community Buildings**

The majority of purpose built community buildings within Maltby were built in the 50's, 60's and 70's. The life span that many of the buildings were originally given have been extended through redevelopment such as heating, roof and window replacement but did not disguise the fact that many of the buildings have significantly exceeded their original predicted life span. Many organisations identified that either demolition and redevelopment or serious modernisation would increase their capacity to provide services.

Condition of community buildings was assessed through a mechanism of self-rating, a system where the key contact commented on the physical condition of the building on a scale of 1 to 5 (5 being very good and 1 being very bad). The imitations of this approach must be recognized however. Firstly, neither the interviewer nor the key contacts had vast expertise about assessing building conditions. Secondly there could be some serious interviewee bias in this process with organisations either wanting to talk their facilities up (to get more users groups) or down (to demonstrate need for funding).

The average of self-ratings rated the condition of the community buildings as 4 (good condition). The majority of key contacts indicated that the condition was 4 (good condition). The problems cited were mostly in relation to flat roofs (the majority roof types), to heating systems, decoration and to external appearance.

Design and the appropriateness of that design were considered to be far more important issue than the physical condition of the community building.

- **Design of Community Buildings**

There were large numbers of community buildings that are of similar construction. These tend to be flat roofed timber panelled (for smaller scale buildings) and brick built/concrete clad constructions (for larger buildings). Characterised by a stark impersonal appearance often contributed to by large metal-framed windows the construction of these buildings seemed to have been based purely on functionality and cost effectiveness in their initial construction. This trend for this development was identified as being partially related to the

transition from District to Borough Councils between 1973-74. This encouraged the then district councils to spend a significant amount of their surpluses to avoid that money transferring into a borough fund (without the certainty of it being spent in that area). The result was that many structures were built across Rotherham in a relatively short space of time with limited lifespan.

The main design limitations of existing buildings identified by organisations included:

- Narrow corridors and stair wells
- Inappropriate entrances/exits
- Inappropriate room sizes (i.e. small rooms, a single room for the whole building)
- Differing floor levels on the same storey
- Low ceilings (especially to enable indoor sports and games)
- Lack of natural light
- Dated and dishevelled external appearance (often contributed to by the use of flat roofs)

The main reason for the emergence of these issues related to the age of the development of many of the community buildings. Even some of the purpose built community centres highlighted the above issues.

This issues around replacement and demolition of many community buildings would be far more clear-cut if the buildings were structurally unsound but for the majority this was not the case. This lack of clarity is extenuated by the fact that the reasons for replacement are not only down to unsuitable design, lack of space or lack of compliance with the disability discrimination legislation. Often underestimated but incredibly important because of the nature of the community buildings (needing to attract people to come through the doors) are the aesthetics within the design; an enticing colour scheme for example, the use of curves instead of straight lines, interesting features within the architecture, prioritising natural light; essentially maintaining functionality and practically but not through sacrificing the overall appearance and character of the building.

The realms of the aesthetics of buildings are not easily quantifiable or very often recognised by the beneficiaries. Benefits of aesthetic issues are often experienced sub-consciously. People will often comment on how comfortable or attractive a building is on their way in for example but do not often make the link between the building and a positive enhancement of an experience of a particularly activity.

The reason that this issue is so crucial is that the nature of community space means that people do not necessarily 'need' to use the building or the activities provided within them. This is not to deny the benefits and the value of the activities provided within community buildings to individuals and to Maltby as a whole, but rather recognition that they are not fundamental to a person's existence. Because of this there is a need to draw people in, to entice them; the character of the building is therefore a major factor in the ability of an organisation do this successfully.

The image of community buildings needs to change in Maltby from one ravaged by time and neglect to revitalised set of valued resources, which are not tied to the popular view of community facilities as tired and impersonal buildings.

Developing and managing community buildings for the future

This section explores the potential management and development of community buildings. Issues discussed within this section focus on ensuring that community buildings are sustainable in the long term, are effectively managed and that use is maximised.

- **Community buildings as assets**

Community buildings however do not always represent an asset for the owning organisation. Often the condition and design of community building can lead to a situation where organisations take ownership of an asset, which quickly becomes a liability. Community buildings also very rarely make surpluses.

The results of the audit indicate that the majority of community buildings were financially sustainable (without taking into account future refurbishment requirements) or ran at a deficit (and were subsidised from other sources). Few groups however had funding strategies incorporating mechanisms such as sinking or investment funds to provide for the future refurbishment costs, which may partially account for the condition of some of the community buildings examined.

The financial sustainability of community groups however may be improved through taking ownership of community buildings through an ability to raise income through receiving rents.

The asset however is not only a monetary one. It undeniably raises the profile of the owning organisation. It also means that the group no longer has to pay hire charges and fit in with the schedule of another organisation. There are other obvious strengths to this approach including the arguably greater accountability to local people and the sense of ownership of that facility by local people (although there was evidence of some 'gate-keeping' by some individuals who limited the use of the buildings by other groups as a result of previous disagreements).

RMBC currently has a strategy of transferring ownership of community buildings to community organisations when this may stimulate community activity. Potentially this could give RMBC an enabling role, as opposed to the role of provider of community buildings, and could enable voluntary/ community organisations to access funds for those buildings that would not be accessible under local authority ownership. Recent legislation has also provided more flexibility to allow the transfer of assets to the community, without the need to achieve a maximum price, directly with the aim of achieving more community control.

Many organisations interviewed had difficulty in aligning their services with the requirements of landlords and building managers (e.g. all activities have to finish at 9pm and not allowing occupying groups to hire out the space to other groups). Ownership was often considered in this situation to be a preferable option.

- **The strengthening and development of Maltby's voluntary/community sector through community buildings**

Maltby has a number of strong and determined, community lead organisations, with wide-ranging experience and a detailed knowledge of the area and the issues for Maltby. It has a number of Community Associations (representing individual areas within Maltby), a number of partnerships (incorporating service providers, landlords, local people etc) and the Maltby

Community Forum recognised as the representative body for the people of Maltby. The recent devolution and creation of Maltby Parish Council has also served to reinforce Maltby's individual identity.

Many individuals involved in these groups were instrumental in the formation of the Maltby Community Plan, are at the forefront of many consultations and the distribution of information, and are the first point of contact for many service providers such as the police, youth workers etc.

It is important that during any redevelopment of community buildings that these organisations are kept at the forefront, are not only consulted but are directly involved, through membership of steering groups or possibly management committees. It is often the case when faced with the technicalities of a development process for groups to become isolated after an initial consultation period. It is important that there is definite continuity of involvement through any process undertaken. Partnership approaches need to represent real partnerships and multi-agency approaches should not lead to an isolation or domination of the community activists who are often the catalyst for these developments.

In addition to this there is potential now more than ever for voluntary/ community organisations to take direct control of assets within Maltby. These organisations are often considered more favourably than the public sector by funding organisations and the government, which have prioritised the involvement of the sector and have introduced and are considering a number of measures to strengthen it. The strength of this approach is very much related the sectors ability to respond to local need, to be both representative and accountable, to avoid problems associated with working within large institutions and to be motivated by social benefit above profit.

Rotherham Partnership (Local Strategic Partnership) recognises the role of voluntary/community sector and recognises the need for those organisations to develop assets as a method of ensuring sustainability and maintaining control within their areas:

Developing Community based assets – supporting people to develop and run their own activities, services and assets, for example community buildings, social enterprises and Development Trusts

Rotherham Community Strategy 2002-2007, Page 47

Voluntary Action Rotherham have also recognised the potential for the sector to develop in this direction:

VAR are providing new opportunities for the voluntary and community sector to access development support and grow as service providers in their own right.

Rotherham Community Strategy 2002-2007, Page 45

Despite the positive aspects associated with community ownership, issues were raised during the consultation process about the capacity of the community sector to take ownership of and to develop community buildings. Issues were raised about how representative the community sector is in comparison to local government. The potential for cliques of individuals, which claim to be representative but operate relatively exclusively, was highlighted. Other issues were related to a potential lack of capacity of these organisations to

promote and manage community buildings leading to a lack of use and therefore benefits to the wider community.

RMBC's strategy in relation to community buildings is to enable a transfer of ownership of assets to community based organisations when this is appropriate. As the majority owner of community buildings within Maltby this policy must be considered significant. The effectiveness of this policy could also be reinforced by a recent announcement to relax 'best-value' rules to enable the transfer of public sector assets at less than market value if it enables community ownership. RMBC's financial strategy identifies a strategy of making savings through:

Managing and rationalising buildings more effectively

RMBC Corporate Plan (Page 5)

Discussion is underway for example in relation to identifying the organisation, which will take ownership of the new building to be built on the site of the Bede and the new Sure Start Building. If the voluntary/community sector is to take on the responsibility for community buildings, especially around the development of new buildings, there is a certain amount of capacity, which they will need to develop. Overall the philosophy behind the empowerment of the community needs to be tempered with an examination of the practical issues related to the expertise and capacity within it. This research has revealed that the long-term enthusiasm and commitment definitely exists within Maltby, most likely in far larger proportions than other similar size areas.

The major issue for the sector is the need for it to be supported by a number of paid staff that has the time and capacity to commit to particular projects for significant amounts of time. The support currently provided through the Area Assembly, Voluntary Action Rotherham and the Town Council has been commended universally amongst the groups consulted with. The main barrier to the further progress of those projects is related the large number of organisations and issues that relatively few officers are required to service and how stretched they are across the area.

• Capacity building needs of the Maltby Voluntary/Community Sector

The research identified a number of capacity and resource needs amongst many of the organisations involved in community buildings and their development. These included:

- Funding applications
- Sourcing Funding
- Business Planning and Feasibility Studies
- Marketing and promotion
- Workforce/person power (staff and volunteers)
- Funding for project development

Potential sources of this support identified include the Sheffield based Regen School, which provides mentoring by experienced regeneration practitioners, allows participants to develop

particular projects throughout their involvement with the school and provide training related to a variety of different issues including project management, funding, business planning etc. Ongoing support may also be provided through Voluntary Action Rotherham, the Town Council, Area Assembly Team and the IDP Partnership Team. Maltby CDT are also intending to develop expertise and a role in supporting other organisations in setting up and managing buildings projects. RMBC Facilities Management services have also offered to provide telephone advice.

White City CA has identified a need to work in partnership with other organisations operating in Maltby when examining the potential to develop a new community centre on the White City Estate. They have identified a number of stakeholder organisations, which could support them in the development and have input in the services provided from them (including occupation). Good practice identified included plans to set up a steering group involving those different agencies, which could potentially evolve into a management committee to oversee the development of the building. This could encompass proportionate representation from a number of sectors and organisations. This would ensure representation by the community sector while drawing on the strengths of organisations with project management experience, resources (including funding and staff) and in the case of council representation, links to planning.

- **Cooperation, communication and coordination of community buildings**

Community buildings have been created through a variety of ways, including entrepreneurial community groups, opportunist Local Authority Officers looking at ways to maximise impacts of new developments, new funding schemes and organisations delivering particular services emerging within areas. Often related to all buildings however is that most of them has developed in isolation from other developments. The difficulty with coming up with any strategy which will be all encompassing of all the issues involved is the way a community building develops; often organically over time, attached to a single organisation with direct financial interests in its success.

Exceptions to this however include Sure Start who has developed a strategy to create facilities for under 4's across Maltby through a mixture of utilising existing provision and developing new provision. The allocation of their capital budget was carefully considered within this context.

Until recently, community associations (CAs) in Maltby were brought together under an umbrella group named Maltby Amalgamated Community Associations (MACA). This provided a forum and collective representation for CAs, many of whom were involved in the management and development of community buildings. The organisation was recently dissolved. One interviewee commented that:

MACA was right to wind up when it did. It became a meeting for meetings sake. It lacked teeth.

Community Association Member

Those interviewed suggested that the group had run its course and no longer had a clear purpose linked to action. One of its original purposes however was to improve networking between the different Community Associations and in this it did prove to be successful.

Interviewees were very aware of who the other CAs were and knew the individuals involved. Many also recounted the benefits of finding out about what was happening across Maltby. Many CAs also continue to take their turn at running a bingo session from the Edward Dunn Memorial Hall, an activity that involves the co-ordination between the different CAs originally stemming from MACA.

Arguably, one of the weaknesses of MACA was its isolation from other organisations and networks operating within Maltby, especially those incorporating council representation and representation for other Maltby based service providers; organisations with muscle and resources that could contribute towards the provision of community buildings. MACA also successfully provided a joint insurance policy between CAs. This arrangement recently ended (with the withdrawal of the insurer). As well as presenting a number of CAs with financial problems this contributed to MACA's decline.

MACA also made assumptions about the commonalities between the Community Associations. They are largely similar in structure and have very similar problems, issues and aspirations. The main problem with trying to achieve coordination between the different CAs however is that essentially they are concerned almost entirely with their immediate areas and it is their immediate area, which defines their activity. Despite this there are examples of partnerships between CAs. Birks Holt CA and White City and Strauss Crescent CA for example have a partnership, which also incorporates a number of other stakeholders with a connection to those areas. The main reason for this partnership however is connected to the proximity between those areas and the coordination of services within those areas.

Potentially Maltby Parish Council could continue to provide this link through its monthly meetings. Two other forums could possibly provide an element of coordination of the management and development of community buildings within Maltby. This includes the Maltby Community Forum and the Area Assembly (RMBC). The Area Assembly also includes other areas (at this time Wiston and Thurcroft and although it is soon to be restructured it will continue to incorporate other areas).

It was identified that duplication arose between the forums mentioned above, in the issues discussed and presentations received. It was also identified that many of the same people attend those meetings. Some interviewees admitted to a lack of clarity about the meetings taking in place in Maltby and the purpose behind them.

Overall Maltby Forum was identified as the most suitable group to ensure an element of co-ordination. This was related to its role of providing people with an overview of current issues. It was also identified as having a high proportion representation from Maltby stakeholders.

Employees of service providers involved with service provision from community buildings had aspirations to get more involved in Maltby Forum and attend meetings. Many of them indicated however that the Saturday morning meetings were inconvenient, for the majority, who predominantly lived outside Maltby. Convenient times mentioned included just after work or even during work-time (majority 9-5 weekdays). The Forum to be more effective in co-ordinating the development of the activities provided within community buildings will need to be better attended by the key agencies involved.

Some of the interviewees suggested it could eventually be used to create a more cohesive group of service providers encouraging signposting of potential users to activities and appropriate facilities.

Often as result of buildings audits a recommendation is inserted that recommends the formation of a group to coordinate the development of community buildings in the area. The problem of the duplication of issues between meetings cements the idea that there is no need for a new body to emerge to discuss community buildings as a separate issue. When this has been attempted in other areas enthusiasm for the meetings has tended to wane overtime. These discussions are generally better taking place within the existing forums provided. Using these forums will also allow for a more focussed discussion on activities and responding to the needs of Maltby in the context of how community buildings can effect these changes, instead of the more bricks and mortar issues associated with the aspirations for community buildings as an asset buildings exercise. Not only does Maltby not need another consultation forum, an organisation to examine issues around 'community buildings' would miss the point. Organisations need to look at the problems in their area and identify the actions to solve them. This could be in the form of training to tackle unemployment for example or sessions on smoking cessation to address health problems. The building element needs to be seen as a tool to ensure these interventions take place – not as a solution in itself.

There is however a need for greater partnership working within Maltby around the development of community buildings and the Forum could represent a key organisation in achieving this. There is also potential to increase communication between the different developers of buildings currently being developed or about to be developed within Maltby. It is here that there is most potential for groups to compete unnecessarily, undermining the effect and impact the joint developments could have. Better co-ordination could be achieved through a short-term sub-forum or a series of meetings between the key organisations. It is important however that this group does not duplicate the role of the Maltby Forum. The crucial organisations to be involved in any discussion include Maltby CDT, the Bede, Sure Start and the new school (replacing Maltby Crags). Other possibilities include the Full Life Christian Centre, the library, representation from the new sports centre development and members of White City and Birks Holt CA. From this it is possible that other longer-term possibilities for coordination may emerge such as cross board representation or steering group membership. The focus for these meetings however should always be how best to maximise the quality of the provision of services and activities within Maltby as a whole.

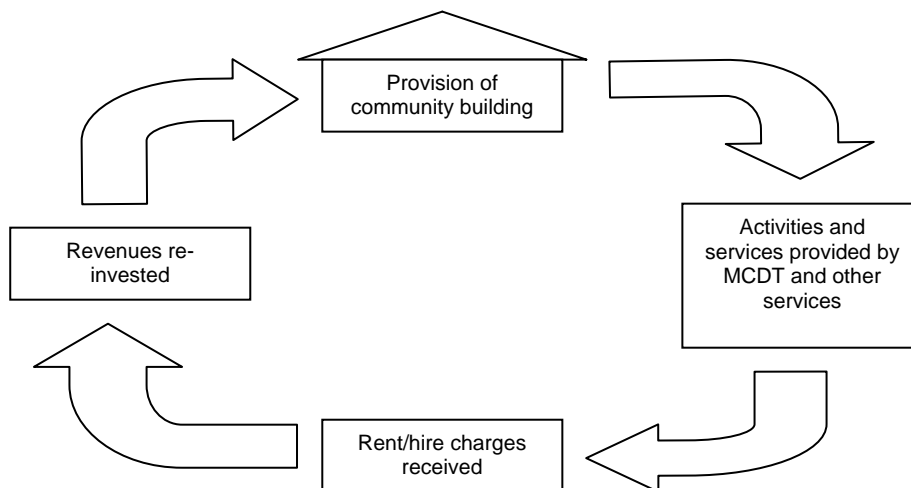
- **The role of Maltby Forum and Maltby CDT**

Maltby Community Plan identifies a major role for both of these organisations in the development of assets including community buildings. The Forum has a role in overseeing the delivery of the Community Plan and any alterations to be made to the plan as circumstances change. It also has an ongoing role in identifying the needs of Maltby and ways of meeting them. Maltby Community Development Trust has a direct relationship with the Forum and has responsibility for examining the feasibility of projects suggested by the forum, and the actual delivery of aspects of the community plan including the development and ownership of community buildings.

Maltby Community Development Trust has great potential as an agent of the development management and ownership of community buildings. Potentially developing the Trust as an owner of significant volumes of community buildings in Maltby will provide a number benefits:

- Significant expertise in the development of community buildings within Maltby.
- Economies of scale in providing development, management (including marketing and promotion) and maintenance services.

- More effective coordination of the use and development of community buildings across Maltby.
- Ability to develop a circular economy related to the revenues gained from community buildings limiting the amount of money leaking out of the Maltby area. I.e:



The Trust to do this successfully will need not only the expertise to attract the necessary funding but also strong partnerships with other organisations working with community buildings as well as the local authorities and other service providers. The Trust will need to ensure that it can appropriately balance its role as a developer of community assets (with commercial responsibilities for their effective use and maintenance) with its role as a supporter and enabler of other community buildings within Maltby. There is a definite need for the Trust to build its capacity as soon as possible to be able to carry out both of these roles effectively and the roles associated with its remit (job creation, business support, environmental regeneration etc).

In addition to this Maltby CDT are planning to explore the potential of providing a facilities management service for organisations owning or managing community buildings. Possibilities include providing a central booking system for a number of community buildings, a social enterprise related to the cleaning and maintenance of community buildings, management of revenues received and more effective management and promotion services. These services could be paid for on a percentage basis by organisations who could then be given the opportunity to either receive their share or to invest a proportion into a joint savings fund (similar to that of a sinking fund or credit union) to gain interest and dividend to be utilised in the future.

- **Ensuring cooperation and coordination within a competitive environment**

During the research it was identified that many organisations were cautious about disclosing information related to charging policies and the details of the groups who currently use their buildings. Many were concerned about the number of new developments coupled with the number of existing facilities and the effect this could have on the use of their accommodation.

It is likely that this competition will increase in the future, especially with the increase in Maltby town centre developments. These include the new Sure Start building, the expansion

of the Full Life Christian Centre, the new Maltby CDT building (Maltby Methodist Church) and Tot Spot's (old police station building).

It is likely however the extra facilities created will actually stimulate the demand for the services and that the number of activities will increase proportionately with the increase in space. This phenomenon is very much dependant upon the organisations undertaking those particular developments. Many are expanding for example to increase the quality and capacity of services that they currently provide, and seek to provide community space as 'added value' to that development. Others are hoping to create new clusters of activities around the delivery of new services. Funding/investment organisations often require a high level of detail about the end use (including user groups, predicted number of users etc) before they will proceed with a scheme. This may result in new developments being very much tied to particular uses and activities provided directly by that organisation rather than tapping into the existing market of user groups. Coupled with the extra user groups the new developments could attract, (who potentially use existing provision within the Maltby area) the negative effects associated with competition could be outweighed by the positive effects associated with stimulating new activity.

New developments may also be viewed as resulting in a gradual replacement of the existing facilities providing community space. It must be acknowledged that many buildings are approaching the end of their lifespan. New developments within Maltby may result in a hastening of what is actually a natural and inevitable process of decline of community space followed by a process of renewal. The amount of stock, which is approaching the end of its operational life, could be offset by the new developments. This suggests the possibility of a strategy to achieve gradual modernisation and replacement is required. An effective strategy could therefore be to direct available resources towards the facilities, which will provide the higher quality of space and service in the long term.

- **Empty shops and offices, and private renting as community buildings**

The research identified a number of sites within empty shop units, suitable or convertible for community groups. Advantages and disadvantages of using empty shops can be identified.

Advantages include favourable locations with other amenities, providing close contact with the client group and opportunities to promote activities directly from the premises. Nationally many organisations involved in regeneration and service provision have located in shop units to achieve this benefit. Shop floors are often wheel chair accessible and provide 'open plan' space suitable for a variety of community activities.



Disadvantages include having little or no room to extend or expand the services, the cost of renting from landlords whose major concern is profit (and therefore having to be constantly worried about future funding), the limitations on activities through lease agreements and the risk of spending money on development while having insecurity of tenure.

Cost (including rent and insecurity of tenure) and insecurity was identified as the major issue for those either using this type of accommodation or why prospective tenants would be put off from going down this path (especially voluntary based organisations). Some service

providers however (especially those with paid staff) expressed an interest in renting under favourable circumstances from complementary ethical and accountable organisations. This would have the effect of limiting potential rent rises and would give them the security required.

Maltby Community Development Trust has an intention to represent one of these ethical landlords within the re-development of the Wesleyan Methodist Church (The Wesley Centre). The Bede has a similar intention and aims to provide office space to accommodate Sure Start. White City even at their early stages view becoming a landlord as a pathway towards sustainability and at the same time enabling the provision of services and activities in line with their ethos.

In terms of empty shops there is potential for a similar approach. Rather than the development of new build centres shops could be purchased from private landlords redeveloped and let out in the same way. This type of accommodation would also provide greater flexibility if there is a sudden drop in the requirement for community space. The organisation would be able to re-let the unit as a shop or office, receiving a rent and at the same time enabling the provision of new shops and other businesses, which also has potential to have regenerative effects in the local area.

- **Linking community use to other provision**

This section examines the feasibility and development opportunities for community buildings alongside other types of facility or service provision.

Schools

Schools are also constrained by the need to get the maximum use out of their facilities. Therefore if a resource which is identified as underused the school will utilise it to provide extra classroom space. This has been the case with a lot of the community use attached to schools in Maltby. Although this is not a problem in itself it does contribute to the image of the space as a school resource rather than a community resource. It also removes a lot of the incentive for schools to ensure that the community uses the space. A number of issues have been identified previously, which contribute to the creation of this situation and, which limit community use in schools overall (Page 39).

Community use is arguably always going to be marginalised, unless the use is properly resourced from the outset. The creation of some of the community spaces within schools for example often relied upon an initial capital contribution to provide the facility. The revenue funding and the continued use of the facility were often dependant on the long-term commitment of other organisations to use the building or an expectation of a high demand for community use. The long-term commitment and the resources needed to ensure the necessary pro-active marketing of space and the brokering of deals with potential users is integral to the success of the facility.

Only the capital element was provided as 'pump-priming' to get a community facility. After that it became the burden of the head teacher.

Unless the community use is treated with the same priority as the mainstream service, community use will often be treated as an inconvenience. A way of ensuring of this prioritisation through schools could be through providing a separate management committee with service level agreements with the school for maintenance, management services etc,

made up of key user groups, governors and community reps. The day to day management of this however would need to be properly resourced. This may require cooperative approaches initially lead by the LEA working with providers and enablers of provision including adult skills (e.g. Learning and Skills Council [LSC]). The ability of schools to prioritise community use would also be enhanced by staff with particular responsibilities to manage and encourage community use.

If provision in schools (existing and planned schools), is to be developed in the future the following issues related to promotion and access could also be considered:

- Create a separate identity for the community space; base it within a separate building and give it a different name.
- Locate provision in a location, which ensures it is visible to local people who will not necessarily have reason to access the school (i.e. as close as possible to a main road or main entrance to the school).
- Design community use with access in mind. Locate it outside of the perimeter fence normally surrounding schools to ensure the building can be individually secured from the rest of the school.
- Avoid connections with heating systems, which heat other parts of the school.
- Ensure resources are provided to ensure the proactive use of the community space. Committed staff should have a proactive role in liaising with organisations that could provide services. Alternatively a community college model could be adopted, which could effectively mainstream the provision of services related to adult education.

The Private Finance Initiative and the Schools for the Future scheme are each likely to have an impact on the way schools are provided within Maltby (Maltby Craggs in terms of the PFI and the Schools for the Future potentially for Maltby Comprehensive School). Each is likely to result in a separation of the facilities management responsibility from the school potentially allowing for a greater focus on providing wider community activities. These arrangements may be mirrored through other developments in Maltby involving PFIs (e.g. sports centre).

The important issue is related to the emphasis placed on ensuring wider community use at the initial contracting stage how this influences how the facilities management responsibilities are undertaken. Essentially if the buildings are going to be managed by a private sector partner how will they improve upon the current situation and will they be in a better position to provide a situation more conducive to wider community use than the schools themselves?

Nursing/care homes

These buildings were found to be mostly unsuitable for developing community space. Reasons for this included:

- That the space most suitable for community use was often seen as an extension of the resident's homes. Outside users would therefore be unsuitable.
- Regulatory bodies may prevent this use (especially if it would result in commercial gains by the homes).

- The security risks associated with residents representing a vulnerable group were considered to high. Any use by outside groups would also possibly need to be accompanied by stringent, time-consuming security checks.

Despite this homes do provide a major role in providing activities for groups that represent part of the Maltby community. Queens Nursing Home for example provided a number of activities for residents and expressed an interest in providing more (although they admitted to sometimes struggling to do this to the degree they would like). The organisation expressed an interest in groups providing activities within the complex for residents (i.e. recitals, exercise sessions).

Day centres

Addison Road Day Centre was identified as a resource, which could be used by community groups. The amount and variety of space and facilities it could offer represents opportunities for groups to expand and develop a variety of activities. The potential for wider community use was identified to be greatest on an evening. Barriers were identified that may prevent this however:

- Evening use may be prevented by the need to have staff on site outside of core hours.
- Care-taking staff are not contracted to work flexible hours. This would require overtime payments and co-operation by staff.
- There is a stigma attached to the client group, which may impact on the take up of opportunities for use. This may be particularly important as the organisation views wider community use as a way of increasing contact with the client group.

Public sector services (health centres, youth centres, libraries, leisure centres etc)

RMBC already provides a number of buildings, which are centred round the provision of a particular service. The majority of these are based in central Maltby. Many have committed spaces for use by community groups. Advantages of basing community space within these buildings include:

- They each have a volume of activity created by the core of activities, which allows them to sustain other ad hoc community uses.
- Marketing and promotion of activities is made easier through regular use.
- The buildings are mainstream funded.
- Equipment and resources are often readily available.
- People are already aware of and use the building resulting in a greater willingness to access the building.
- Attachment to a particular service makes attracting organisations that can provide complementary activities easier (i.e. STEP's [mental health issues] within the health centre).

There are also a number of disadvantages however. These include:

- A focus on the core service and a neglect of the community use.
- A lack of effective management of the community space.
- The often 'run down' condition of the space (related to the lack of resources to maintain it).
- A lack of arrangements or flexibility within the management infrastructure to allow flexible use and access.
- **New build community buildings**

The condition and dated design of many community buildings suggest that new build accommodation may in some cases be in the best interest of the owner, the user groups and Maltby as a whole. The Bede for example carried out an appraisal of a number of options including the refurbishment of the existing centre and concluded that this would not be as economical in the in term or as beneficial to the community. Significant regenerative effects can be created through the subsequent environmental improvement, enhancing the positive image of Maltby. A new building may also kindle sparks of interest amongst the community for greater participation in community activity.

New build in Maltby is constrained by various factors. The most critical of these is cost. A new build is often financially complicated, incorporating a number of funding sources each critical to its success. The need to coordinate funding commitments and cash flow for capital projects for example can be incredibly complicated. The overall availability of funding for community buildings is also a significant barrier to new build.

The relatively low land values in Maltby may serve as an advantage to organisations wishing to develop community buildings. Potentially however there will be competition with developers wanting to build more houses on land, which becomes available, especially because of the scarcity of land available to develop in Maltby and because of the location of the green belt limiting development expansion. Also the local authority may be cautious in transferring land for free or at a reduced rate when an income could be generated from selling to developers at market value. The fact that many organisations would have to develop on brown field land may also have implications on the feasibility of developing new community buildings (although funding is available for certain types of development, which enables the reclamation of land). Despite this there is a possibility that advantage could be taken of any future development of housing in the form of planning gain. Rather than obligating developers to invest in the usual landscaping and environmental improvements as part of a new development the responsibility of partly funding a new community building included within the development agreement.

Despite the constraints identified above a number of new build projects are currently in progress including the new Sure Start building, the new school (replacing Maltby Crags), the new sports centre and the Bede. The majority of these will be developed on the existing sites.

White City's proposed new community centre has the most potential as another new-build initiative although this development is at a very early stage.

- **Hiring/renting space**

Income generation by voluntary/community organisations was found through the research to be limited to hire charges from letting out the building and small fund raising activities (jumble sales, raffles, subs related to bingo etc).

Many organisations had the perception that ownership of the community building would enable that organisation to become self-financing through income generation through charging for room hire. The Charles Foster Community Centre represented an organisation that had come closest to achieving this. It had achieved this through utilising volunteers to carry out the management of the building and was also related to the cheaper running and maintenance costs associated with a new building. Despite this however the income generated did not take into account future refurbishment and development needs. However the association had been successful since the opening of the centre in receiving money for security upgrades and to create an outside play area.

The majority of organisations do not have long term funding strategies in place, which take account of future refurbishment needs yet many are very skilled in tapping into small grants and funds available to small groups and have received support in this from a variety of agencies.

Maltby CDT, the Bede and the Full Life Christian either plan to or currently rent part of their building to other organisations in the form of office space. This not only has the effect of providing a significant income stream but also represents an opportunity to bring a number of complimentary organisations under a single roof representing greater opportunities for partnership working.

- **Social enterprise and social economy approaches**

A social enterprise is a business with primarily social aims whose profits are reinvested back into the business or back into the community. The Department of Trade and Industry Social Enterprise Unit defines social enterprise as:

A business with primarily social objectives whose surpluses are principally reinvested for that purpose in the business or in the community.

An example of a social enterprise operating in Maltby is 'Ad-Venture', which provides training and employment for clients of Addison Road Day Centre in printing marketing and promotional material (often for local businesses).

Social enterprises in other parts of the country have enabled both the creation and sustainability of community space. Models include community run cafes providing training for local people, with training rooms above, made available as community space for a variety of activities. Many organisations including Maltby CDT and the Bede will be incorporating offices within their developments, the rent gained by these to feed back into the services that the organisation provides.

Social economy approaches refer to areas of activity incorporating social enterprises but also including voluntary community organisations, religious bodies, housing associations, cooperatives and others.

Social enterprise and social economy as a method of income generation must be approached with an element of caution. Many organisations severely overestimate the contribution that both of these approaches make to the creation of profit, which can be used for other community regeneration activity. The majority of examples illustrate that this is often not the case, with many organisations being sustainable as opposed to profit making and many continuing to be subsidised by grants and partner organisations for aspects of their activity such as training. Social economy organisations as large as Housing Associations for example, often need subsidising.

The PFIs in Maltby and the number of developments identified in this audit may represent an opportunity to develop social enterprise, contributing to the sustainability of organisations involved in providing community space. Facilities management services (incorporating cleaning and maintenance services for example) may be provided on a contractual basis incorporating training for local people. As well as the benefits this would provide to the employees and the organisation delivering the service, it may also provide an opportunity for purchasing services between the different organisations involved in community buildings.

A social economy approach currently being delivered by Manor and Castle Development Trust is the creation of 'The Quadrant' Business Centre. This will be a multi-million pound high tech business centre designed almost entirely for private sector use. Funding has been obtained from a mixture of grants (including Objective 1) and loans. An entirely private sector approach has been taken to this enterprise with rents charged to businesses at a market rate. As well as self-sustaining the centre will also be expected to make a profit. Rather than this profit going to a number of shareholders it will feed back into the Trust to enable the creation of new regeneration activity. An extra benefit will be that the money will be without 'strings attached'. There will be no funding agency monitoring every item of expenditure for example, a situation that often represents a large constraint for groups hoping to develop new initiatives and projects.

Social enterprises and social economy approaches have potential to receive a lot of support in Maltby from a variety of funding streams offering support for social enterprise creation. These include South Yorkshire Social Economy Enterprise Network (SYSEN), South Yorkshire Key Fund and Global Grants (see 'Funding' section).

- **Public service delivery**

It is widely acknowledged that government has made progress in recognising the role that the voluntary/community sector plays in society. It has recently made progress in identifying specific roles of the sector in the reform and the delivery of public services. The strengths of the sector in doing this are in relation to specialist knowledge and experience of the area in which they are working, the closer relationship to services users, independence from large institutions and the capacity to work innovatively without the same levels of bureaucracy and hierarchical management structures. This was recently recognised in the Treasuries Cross Cutting Review of the role of the Voluntary Community Sector in the Delivery of Public services 2002. The production of this coincided with the production of a new funding stream 'Future Builders', designed to enable voluntary/community organisations to develop this role.

The Association of Chief Executives (ACEVO) has recently called for the introduction of a new initiative, the equivalent of PFI for the voluntary/community organisations. This will have the effect of widening choice and creating a new voluntary/community service delivery option, which could compete with public or private sector delivery. This would enable organisations in the sector to negotiate long-term contracts (up to 25 years), which will

contribute to their sustainability and therefore the sustainability of their assets. This would contribute towards avoiding some of the problems experienced by the sector related to having to constantly source and apply for funding.

Having the voluntary/community organisations to deliver public services in Maltby however will be limited at this stage to organisations such as Maltby Community Development Trust. They are well placed to build capacity and expertise and diversify into the area of public service delivery.

The impact on the provision of community buildings would be to integrate community space into any premises related to the delivery of that service. This would enable the provision of that space to be supported by a regular income.

- **Community Interest Companies**

Community Interest Companies is a proposed new legal structure (currently subject to consultation) for organisations involved in enterprise. Essentially it is a brand for social enterprise so they become limited companies and encourage philanthropic investors to invest in those organisations.

CICs should develop to the needs of local communities, complementing core Government services in areas such as childcare provision, social housing, leisure and community transport

Enterprise for Communities – Proposals for a Community Interest Company (Page 3)

Such an approach is essential in the 21st century. Socially responsible enterprises are already starting to play an increasingly vital role; in regenerating disadvantaged areas, empowering local communities and delivering new innovative services at a local level.

Enterprise for Communities – Proposals for a Community Interest Company (Page 2)

- **Use of Consultants**

The use of consultants in regeneration has always been a thorny issue for those involved. Often what is produced is not what was originally wanted and often what was originally wanted is not within ability of the consultant.

It is important to recognise that consultancy is not something that should be undertaken to attempt to offer definite solutions to what is often a very local problem. A lot of the time they do not have the answers and a lot of the time this is because of the way solutions to particular problems emerge; over time, through a process of complex negotiation involving a large number of agencies and incorporating developments that cannot necessarily be foreseen.

Consultancy is useful however when an independent eye and mind is needed, when the work is very specialised and when there are a number of clearly identifiable objectives.

Another crucial factor to an effective consultancy process is to maximise the learning of those involved in it and to ensure scrutiny all the way through the process. Good practice in consultancy includes linking the process into the training and development of local people for

example. There are many examples where this has been successful for community audits and other consultations involving questionnaires, interviews etc.

The cost/benefit analysis of consultancy often means that it is cheaper (as well as less controversial) to employ someone rather than contract with a consultant. This has the added benefit of keeping the knowledge within the Maltby area and allowing that person to build relationships with the community. A lot of the time the possibility of achieving this is limited however because of the structuring of funding schemes and the nature of project development (i.e. needing to employ a consultant to first of all come up with a business plan to enable an application for funding to employ the project manager). Potentially there are also issues related to skills shortages for this type of work. The major deficit identified in support required by groups was that related to finance and funding.

A possibility for Maltby is to employ staff through the Maltby Community Development Trust, which will have a role in supporting other groups with aspirations to develop community buildings. This would result in considerable savings on consultancy and may offer some opportunities to retain resources, which would normally be expended on consultants, to remain within the Maltby area. Developing consultancy roles drawing on their own experiences to generate income is a growing trend amongst community organisations.

Potential funding for community buildings

Many Community Buildings run with little or no outside subsidy, but 40% of survey respondents felt that funding is becoming increasingly difficult.

The Role of Community Buildings, Joseph Rowntree Foundation Housing Research 218, July 1997

Although this quote represents a view from 1997 funding for community buildings has reduced. This is connected to the decline of large pots of money such as SRB, which provided a large amount of flexibility in funding community facilities and the worsening financial situation of local authorities, which still represent the largest provider of community buildings. Even though the situation at this time is difficult it is by no means impossible. Funding opportunities are available. It is just the playing field that has changed. Funding for example is now much more closely tied to the delivery of a particular service. The funding situation has become very output driven prioritising numbers of people trained or number of people going on to get jobs rather than focussing on the less tangible benefits of community buildings such the impact it has on social isolation. With the introduction of European money into Maltby funding has become very closely linked to economic rather than social outcomes. There is also a much greater emphasis on sustainability, developments, which can clearly continue after the grant runs out. Each of these represents a step change that community buildings and their managers need to adapt to. Organisations in terms of funding need to be thinking long term as opposed to short and to address the balance between supporting traditional community activity such as bingo and youth clubs and the aspirations of funders to deliver their agendas.

This section provides an overview of a number of funding sources, which can provide capital for community buildings. Although comprehensive this list should not be viewed as definitive.

- **Coalfields Regeneration Trust**

The Coalfields Regeneration Trust provides capital grants to voluntary/ community organisations involved in the economic and social regeneration of coalfield communities. The fund (provided by the ODPM), totals £45 million between April 2002 and March 2005. There is a possibility that at this stage applications for capital grants will not be accepted.

- **Community Capital Programme (Lotteries)**

This lottery fund is distributed through Sports England to fund community capital projects related to sports, such as sports halls football pitches etc. Organisations, which can apply include Local Authorities, schools and voluntary/community sports organisations. There is no maximum grant (although applications must be over £5000) 35% of the project cost must be obtained from other sources.

- **Community Fund**

This lotteries fund provides grants up to £250,000 for organisations working in disadvantaged communities. Projects applying must have charitable objectives and must aim to link in with the regeneration objectives for the region as well as the local area.

- **Esme Fairburn Foundation**

This is one of the largest grant making organisations in the UK and can make grants in excess of £100,000 for projects related to arts and heritage, education and social development. The foundation is especially interested in projects that are unusual or difficult to fund, provides use for buildings of historical interest and projects which are significant to the local community, or is linked to wider regeneration or community development objectives. Specifically it will fund projects, which contribute to people becoming more involved in changing their communities by running their own organisations or playing a more direct part in decision making. In addition to this it will also fund community-based organisations hoping to embark social enterprise.

- **Fair Share (Lotteries)**

Fair Share is a joint scheme run by the Community Fund and the New Opportunities Fund. Fair Share aims to help deprived parts of the country that have not claimed their fair share of Lottery funding. Rotherham has been identified of one of these areas and has been allocated a pot of around £4million up to 2005. In March 2003 around one quarter of that had been spent.

The fair share scheme has two main priorities. In particular it aims to fund projects that:

- Are run for and by disadvantaged people
- That develop the capacity of communities to seek, obtain and manage funding for projects that reflect local priorities and needs

- **Future builders**

This is a new fund from the Active Communities Unit representing a 3-year investment programme totalling £125 million designed specifically to assist voluntary/community groups in their public service work. It is split 80% capital and 20% revenue and is available nationally from November 2003. This fund (providing grants and loans) is directed at organisations directly involved in delivering key services within a number of themes including health and social care, crime and social cohesion, and education for children and young people.

Future builders could represent an opportunity for voluntary/community organisations to diversify and explore new methods of delivering services.

- **Gap Funding; Heritage Aid**

This funding stream is currently being developed through the European Commission (no funding available at this time). It will aim to re-develop, refurbish and restore historic buildings.

- **Grants for the Arts (Lotteries)**

The Arts Council provides grants for capital projects (up to £100,000), which demonstrate public benefit and have quality arts activities planned. They are currently very oversubscribed so any project to receive this amount of funding would need to demonstrate a very clear need and the ability to have wide ranging positive impacts on the community.

- **Heritage Lottery Fund**

This long term funding stream is set to provide £300 million a year until 2009. Grants are capital and must be above £50,000. Grants are based upon improving the historical environment and are linked to the economic regeneration of an area. Projects must aim to increase public access, the understanding and enjoyment of the countries heritage and for projects preserving the countries physical heritage. Organisations applying must be able to demonstrate a capacity to manage a project. Local Authorities are also eligible to receive funding. Organisations must apply around June/July of each year.

- **Key Fund**

The Key Fund for the Social Economy (KFSE) works specifically with social enterprise in the region, offering grants, loans and business support for a wide range of community-focused business ideas. As well as offering a number of different funding packages around support and development it also provides capital grants up to £100,000 (match funding, i.e. another £100,000 would be needed to run the project).

- **Key Fund Global Grants (GG)**

Support for developing these approaches is also available from Key Fund Global Grants (GG). This fund has £6 million available to help community regeneration in South Yorkshire. The fund is about developing skills, improving employability and developing resources in our communities, and offers grants of up to £10,000.

- **Neighbourhood Renewal Fund**

The Neighbourhood Renewal Fund (NRF) aims to enable the 88 most deprived authorities, in collaboration with their Local Strategic Partnership (LSP), to improve services, narrowing the gap between deprived areas and the rest of England. Rotherham has been classed as one of these areas and a section of Maltby has been identified as a 'hot spot' area. The areas within Maltby available for Neighbourhood Renewal Funding at this time however are to be negotiated, but are likely to be informed by an examination of census information.

- **New Opportunities Fund (Lotteries)**

The New Opportunities Fund is a Lottery Distributor created in 1998 to award grants to education, health and environment projects throughout the UK. The grant programmes focus particularly on those in society who are most disadvantaged. NOF provides funding, which relates very closely to the type of services currently being provided in Maltby. NOF funds the Healthy Living Centres for example, Sure Start initiatives and other childcare initiatives.

- **Priority 4b Integrated Development Plan for Maltby, Thurgroft and Hellaby**

The Integrated Development Plan (IDP) is required to be community lead. In addition to this it has a role in reducing social exclusion and raising the amount of community participation in relation to economic regeneration (the main objective of the IDP).

Barriers to social inclusion will need to be tackled in partnership with other funders and providers who target vulnerable, difficult to reach and disadvantaged people

IDP Delivery Plan May 2002

The IDP also recognises the link between economic regeneration of an area and the need for a variety of interventions. The IDP particularly focuses on increasing employment and developing an 'Information Society' including access to ICT by communities and individuals.

A combination of the above identifies particular roles in relation to the delivery of the IDP for community buildings and the community based organisations that operate from them. This may include for example employment and training initiatives (ICT training particularly), based within community buildings; especially those based in the most deprived communities within Maltby. The IDP also refers to the need for equality of opportunity, including the funding of initiatives related to childcare (if the provision of this removes a barrier that would otherwise prevent an individual from accessing training or employment).

The IDP partnership also provides a number of officers with a role of developing IDP related projects within the Maltby area and supporting community based organisations, potentially in the development of community buildings.

- **Private Finance Initiative***

PFI is specifically designed for use with projects involving the development of major public infrastructure including schools, hospitals and even roads. PFI aims to utilise private finance where money would have to be previously raised from public funds. PFI involves creating a consortium of companies to design, build and finance new public buildings. The consortium is also likely to have an involvement in the running of the building, providing services such as facilities management. In return the Local Authority/PCT will pay a monthly fee for the use of the building (covering rent, the initial construction costs, the services the consortium provides and the risk transferred to the private sector).

The Local Authority will continue to own the freehold of the building and the land it is built upon. The contract involves the LA leasing the land back to the PFI consortium normally for a 25-30 year period. At the end of the period of the lease the facility reverts back to the LA. The PFI consortium will have a number of contractual obligations to maintain the building and perform against a number of measurable standards within that 25-30 year period.

The advantages of PFI is that the development can take place sooner than if the money came from the government. The costs of the building will be available sooner and will not impact to the same degree on the public purse. Other arguments supporting PFI including tapping into the expertise of the private sector in design and construction solutions and improved service delivery. The PFI consortium will be paid less if they fail to deliver against the agreed standards.

There are many counter arguments to the PFI approach, both ideological and practical. Firstly PFI has been viewed as privatisation of public services. Arguments against PFI include the creation of a two-tier workforce (with former public sector employees on better pay, terms and conditions than newly appointed employees with the same responsibilities). The labour government have recently pledged to end this situation however. Another argument is that the PFI is actually more expensive in the long term and that the monthly

payments made to the consortium will far exceed the original investment (interest on private sector borrowing is more expensive than the public sector).

The arguments for and against PFI in relation to this audit are approached in terms of practicalities as opposed to ideologies. The theory behind them may be wrong; they may not offer extra value for money and the assumption that private sector involvement will lead to better services may be flawed. Maltby has to consider however the alternative, especially in relation to redeveloping schools, health services, leisure centres libraries and other services traditionally provided through the public sector. The alternatives would be large increases in local taxation to fund the developments coupled with special dispensation to increase public sector borrowing, arguably the situation that PFI was brought in to avoid and at this point politically, particularly unlikely. Providing alternatives to PFI and other initiatives relating to the involvement of the private sector, which would impact significantly upon the public purse are unlikely to be introduced in the foreseeable future. In addition to this Maltby needs to consider the rapidly shrinking amounts of grant funding and the unwillingness of funding organisations to be seen as paying for core public services.

*This section draws strongly on the issues raised in an article by Matt Weaver (Guardian, January 15th 2003)

- **REACH**

The aims of this charity are to recruit and place individuals with high levels of skills and experience with voluntary organisations. It specialises in providing opportunities for retired professionals and managers to support worthwhile causes, utilising their skills and expertise and through that building capacity within the voluntary sector. Although not actual funding REACH volunteers contribute some £18,000,000 of expertise each year to the organisations they join. This is particularly relevant because of the technical nature of developing capital projects. The service is free to both volunteers and voluntary organisations.

- **Single Pot**

Single Pot is distributed by Yorkshire Forward (the Regional Development Agency for Yorkshire and Humber). It represents a combination of funding from a variety of different sources rolled into a single funding source. The funding is only available for projects, which contribute to the economic strategy (jobs, training etc), although potentially there could be some funding for developing the capacity of communities, which may translate into community buildings. The IDP however already incorporates a proportion of single pot. This suggests that further funding for Maltby (from an already small pot regionally) may be unlikely.

- **Single Regeneration Budget**

SRB makes up part of the IDP. The rest of the SRB money is currently allocated.

- **South Yorkshire Social Economy Network (SYSEN)**

SYSEN provides advice, support and training for new social enterprises. They represent the main support for organisations with these aspirations.

- **Sure Start – Capital Programme**

Sure Start Programmes aim to work with parents and children to promote the physical, intellectual and social development of babies and young children, particularly those who are disadvantaged, so that they can flourish at home and when they get to school. Sure Start links in with all activities to provide facilities for under-4s in order to improve the quality, flexibility and choice of provision, and in addition to this as a method of supporting people back into work. Sure Start Maltby has operated a £1 million capital budget and has allocated £200,000 funding to organisations including the Bede (future development), Maltby Linx, the Full Life Christian Centre, Manor School, Charles Foster, Birks Holt and White City CA. At this stage the full capital budget has been allocated with the remaining £800,000 allocated to the new Sure Start building to be built on Tickhill Road.

- **Trust Funds**

In addition to this there exists a large number of trust funds, which will provide funding for community buildings.

One of the most notable is the **Tudor Trust** which funds community resources and centres set up and run by local people. Potentially this could provide funding for any of the Community Associations in Maltby hoping to expand their facilities or create new facilities. The Trust provides funding for projects mostly in the range of £1,000 to £100,000.

- **WREN (Waste Recycling Environmental Limited)**

This was established in 1997 in response to the 1996 Landfill Tax Act. This allowed registered landfill site operators to contribute a percentage of their landfill tax liability to credit schemes for the purpose of implementing social, environmental and community based projects. Specifically this includes reclamation of land, provision and maintenance of public amenity and restoration and repair of buildings open to the public for religious worship or which are for historical or architectural interest. WREN will fund projects up to 89% of the total project costs.

Focus on... Maltby Museum and Information Centre

In the Maltby Community Plan, Maltby is identified as being ideally situated to a small museum and information centre, providing a wealth of information and artefacts centred on the mining industry and to establish a public record of Maltby's mining history (through a number of artefacts and a collection of oral histories). Several options were identified for its location, the most favourable being the listed building, now owned by Tarmac on Blyth Road. RMBC museum, galleries and heritage, the IDP steering group and Maltby CDT was identified as lead organisations.

In order to secure the future and possibly the funding for the development the project will need to incorporate functions other than a tourist site. The priority of funding organisations will be in ensuring that the museum will be sustainable in the long term. There will therefore be a need to focus on the revenue aspects of development at a very early stage. Trends of museums are for interactive developments. The Magna Centre although not comparable in scale suggests the type of experience that people will be willing to pay for. The trend for maximising the impact of museums is also to link them to educational initiatives. Maltby Comprehensive School, local primary schools and the education authority would therefore be useful organisations to involve in any steering group or feasibility study.

As identified in the community plan a feasibility study will need to be carried out that takes into account a number of sites. This researchers opinion, based upon conversations with those involved in the project, are as follows:

Maltby Library was identified as a potential base of for the museum and information centre. The Library may be in a strong position (partly because of their close relationship to the History Society) and the council infrastructure to collect information and resources associated with Maltby's heritage, including the use of IT and e-bays to accommodate written information and oral history. The development being based within the Library would also contribute towards the problems of sustainability and future revenue funding – by linking it to the mainstream funding associated with the library service. It would also allow for an automatic connection with the schools and may strengthen the case for the redevelopment of the library.

Despite the potential benefits the Library was identified as being limited in its capacity to attract people from outside the Maltby area to the same extent that a stand-alone museum and information centre would be able to. The problems with a lack of space within the building could also be a potential barrier to the development of an extra function. Potentially the museum function could be marginalised by being placed in the same vicinity and being overshadowed by the core library service.



Despite the above limitations incorporating a museum and information centre within the library is considered to be the most realistic option, in terms of the initial capital development (incorporating a redevelopment of the library) and the sustainability of its operations in the long term.

The Blyth Road (Tarmac) building is based in the most favourable position, located on the main road and very close to the oldest part of Maltby. It is also the oldest building in Maltby (with the exception to the church). The building listed status provides an opportunity to tap

into a number of funding streams, which would otherwise be unavailable (although listed status is notorious for delaying re-development). Maltby Community Plan identifies the link between this site and others including Maltby Parish Church and the trail to Roche Abbey. The beginning of this natural heritage trail represents the starting point for walkers (many from outside of Maltby) and potentially a natural market for the museum. There is potential for this to be combined with a small café (although this is potentially in conflict with the aspirational plans of the St Bartholomew's Parish Rooms to create a café at the beginning of the walk). Identified within the Community Plan are the potential problems with parking (although this could be partially accommodated at the Bartholomew's Church site and could represent an opportunity for partnership working between the different interest groups).

Benefits may also be gained however from bringing Tarmac (as the current owners of the building) into a discussion with a number of agencies including the Town and Borough Council to gain an understanding of their intentions to the building and to decide an appropriate way forward. A sub-committee of the Community Forum incorporating officers and representatives of other key stakeholders may be an ideal vehicle to scope the possibilities associated with the building and for the project as a whole.

Funding could be accessed from a variety of sources and the potential for future revenue or mainstream funding should be explored with RMBC. The feasibility of utilising volunteers to maintain and manage collections and displays should also be examined.

The initial capital funding could be sought from a number of locations including RMBC, Lloyds TSB Foundation, English Heritage, the Heritage Lottery Fund, the Esme Fairburn Charitable Trusts and WREN.

Maltby CDT could become the owner of this building. Alternatively a new body could be created incorporating council, community and stakeholder (i.e. History Society representation). Representation from a number of key organisations on the steering group and eventually a management committee could be used as a method to maximise the expertise for the project and ensure effective partnership working.

Despite the potential related to the development of the 'Tarmac building' this should always be considered as a secondary option to the redevelopment of the library. There is a significant history of examining the feasibility of developing the building and a clear development path has so far not been established. Despite the variety of funding available it must be acknowledged that the competition for capital projects for each of these sources is particularly high. The issue of ownership and identifying a lead agency also suggests significant lead in time. The sustainability of the project after the initial capital outlay also represents a major barrier to the feasibility of the development. A key issue relates to the volume of development around the centre of Maltby and although the idea of a museum and information is different enough to complement rather than compete with those developments there is an argument to suggest that this function should be subsumed within an existing building rather than a new development. In relation to this the creation of a 'Joint Service Centre' may result in division between the initial concept of a joint 'information centre' and 'museum', with the JSC providing the 'information' aspect, further undermining the need for a stand-alone development.

The Church of Ascension was considered an unlikely candidate because of its relatively isolated location (in comparison to the other buildings), the current intention to sell this building as soon as possible, the size of the building in comparison to the scope of the proposed centre and the high predicted development costs.

Focus on.... Maltby Healthy Living Centre

Maltby Community Plan identifies the potential for a number of developments around the Rotherham Road/Braithwell Road junction to encourage a number of agencies to work together to develop a coordinated approach to the health and well being of Maltby residents. This incorporates two main sub-developments; the Maltby Sports Centre and the Maltby Health Centre.



The most developed aspect of the Community Plan's proposal relates to the redevelopment of Maltby Sports Centre, specifically the development of a new sports facility, incorporating a sports hall, fitness suite and all weather pitches.

The original sports centre should have had a second phase after the swimming pool was built in 1976 to provide dry sports facilities. Some user groups interviewed during the research identified the provision of this as being a higher priority than the replacement of the pools.

Peoples desire for active recreation has changed. An indoor gym is now much more sought after as is squash and badminton.

Project worker involved in sports centre development

The inclusion of a sports hall would have responded to the needs of organisations such as the Maltby Badminton Association and other sports orientated organisations requiring similar space.

RMBC have recently secured £15 million through the Private Finance Initiative to replace provision across the borough, a proportion of this to carry out significant redevelopment in Maltby. Currently RMBC has to subsidise 11 pools within the borough. The PFI will support the development of 5 pools, positioned to provide services for the whole borough.

When alternative sites were originally considered Maltby was identified as the most suitable, partly because of the popularity of its current use, its links to transport routes, as well as its ability to attract customers from as far away as Doncaster and Sheffield.

Prices at the moment are set very favourably in comparison to the more modern fitness and sports centres (£2.70 per adult and £1.35 per child). When the centre is rebuilt people are likely to have to pay more. Maltby Sports Centre is currently one of the cheapest in the country. Previously this impacted on the ability of RMBC to spend the required amount on the maintenance of the building. Over the years this had had a significant impact on its condition. It is predicted that the inclusion of a new fitness suite in the new development would contribute towards offsetting that cost and reduce the subsidy currently afforded by RMBC.

Options considered before PFI was RMBC borrowing the money. Also potential grants were originally identified through Sports England (National Lottery funding for sports and recreation), but subsequently a lot of the money anticipated for this fund now has not materialised. After also considering lotteries funding and identifying problems with the amounts available PFI was identified as the only option.

At this time there are two distinct options for the redevelopment each subject to consultation before a decision is taken:

- To build a new swimming pool on the site of the existing swimming pool. Credit approval has been received to enable this to take place. The PFI is linked to the creation of a Joint Service Centre for Maltby, which will combine housing, benefits and social services as well as health (the JSC will result in new facilities for the health centre and the redevelopment of that site).

Rotherham Community Strategy refers to Community Access Centres, which will provide multi-purpose centres addressing health and social inequalities:

They would combine GP and associated primary care services. E.g. pharmacy and dental services and offer a comprehensive range of diagnostic services alongside social care services, housing services, information and advice

Rotherham Community Strategy 2002/2007 (Page 40)

- The second option is dependant upon the success of a current application for the redevelopment of Maltby Comprehensive School (if this approval is not forthcoming the above option is likely to be implemented. This will result in a new-build dry sports facility with fitness suite and all weather pitches based on the current school grounds but as a separate complex to the school. It is likely if the application is approved that the swimming pool will be built on the same site. The aim would be to allow the school to take advantage of the facilities during off peak time.

In both cases the ownership of the new facilities (dry sports centre, swimming pool and the JSC) will be with RMBC and the management and development of the building will be carried out by a separate agency on a contractual basis. There is an intention to create a not for profit company which would manage these facilities. There is potential to link this proposal with the activities of Maltby Community Development Trust. This could create an organisation, aware of, and responsive to, the needs of the local community in terms of providing flexible access to these facilities.

The most preferable option amongst interviewees however was to base the hall on the site of the sports centre. The proximity of the school would allow them to take full advantage of the facilities without the limitations and barriers associated with the wider community accessing the school site. The school also indicated that this would be an acceptable option and would not burden them with a facilities management responsibility they could struggle with. It is likely however that the funding for the dry sports facility would be dependant upon close links with the school.

The concept 'Maltby Healthy Living Centre' (as originally identified within the Community Plan) suggests the provision of services under a single roof. The JSC could go some way to achieve this. There is also scope for the provision a 'Healthy Living Network' resulting in a coordinated, joined up approach to services related to promoting the health and general well being of the most deprived members of the population. This may result in approaches such as cross-departmental working (i.e. sharing office space), better signposting of appropriate services, joint initiatives and projects focusing on particular health issues. The network could provide innovative and holistic approaches to healthy living, including older people exercise clubs, community cafés, promoting healthy eating, alcohol and drug awareness, stress counseling and smoking cessation.

The potential for creating a hub of activity around sports, health, education and leisure is currently in its early stages of development and may result in cross-departmental and organisational working, with the overarching aim of providing a joined up approach to situations where a multi-agency response is required. Other options around joint provision may include examining the links between health provision and leisure provision. Comparable schemes include receiving gym membership on prescription (i.e. 'a gym and swim').

Focus on... Maltby Community Library

The future development of the library is identified within the Maltby Community Plan as an important project in shaping Maltby to meet the needs of local people. The Plan (Page 46) recommends that:

The whole of the frontage to the library should be replaced, expanding outwards to incorporate a café, new sliding doors for wheelchair access and a lift for access to the upstairs meeting room.



This could potentially contribute to an overall revitalisation of service provision and the built environment within Maltby.

The Library has so far explored a number of funding options to proceed with such an ambitious scheme but has so far been unsuccessful in obtaining the required funding commitment. RMBC Cultural Strategy sites the rapid decline in the condition of buildings and the inadequate funding base to cater for the needs of libraries. The building has also been identified as being particularly difficult to redevelop (especially in relation to providing a lift and toilet facilities).

The successful PFI bid (see Page 63 for a description of PFI and a description of the potential pros and cons) for the Sports Centre and Maltby Craggs School development have encouraged those involved to examine the potential of extending this process or linking it to a development of the library. A PFI for the library would be agreed through the same channels as that for the leisure centre so there is potential for a link between the projects.

Potentially this could be a solution to a seemingly insurmountable problem of drawing down the necessary capital funding to achieve the quality development required (especially for a publicly owned building).

Involvement in the PFI would result in ownership of the library remaining with RMBC. Management of the Library however would be taken on by a new organisation (a PFI Consortium) potentially for up to 25 years, subject to performance monitoring. This new organisation would receive a monthly payment from RMBC (on a contractual basis).

The development of the Museum and Information Centre within the library could also raise the potential for funding to achieve the redevelopment required to accommodate this although the lack of space within the library to deliver their existing services could represent a significant barrier.

Focus on... The Bede

The Bede Centre is currently working on a project, which will result in the demolition of the current Bede Church and Community Centre. The Bede has firm plans to create a £1.2 million centre and have identified the majority of the funding that will contribute towards making the project a reality. This new centre would incorporate a church, a community centre and would also provide a satellite office for Sure Start. There is also an aspiration to increase the capacity of the centre to provide better services for children using the Bede Playgroup and to provide activities and services for more young people.

So far a community survey has been completed to identify potential uses. This included a consultation with the current users and an identification of potential new partner organisations and potential users.

A refurbishment of the building was originally explored. The existing building is described as being in poor condition and not suitable for much community activity. It was identified that in the long term a new build would be more effective in the meeting needs.

The main support required for the project is funding and a commitment from partners to sit on the project steering group to oversee the development of the building. There is significant support however from partner organisations including Maltby Town Council, Sure Start and the Anglican Church.

Discussions are currently underway about the possibility of working with the newly created Maltby Community Development Trust, which could feasibly take ownership and management responsibility over the development. This could potentially increase the coordination of services between the Maltby CDT Development and the Bede, limiting the negative effects of competition. One model to be explored could be the creation of a subsidiary company or trading arm to the CDT, which would include representation from the Church. Other options being considered is the creation of a new organisation to oversee the development, or forming, retaining a strong connection with the Church:

The Parochial Church Council will retain ownership of the land but ownership of the building could be with another community organisation

Maltby's Future (Page 47)

At this point the aims and objectives of the Bede Church development have been largely identified. A design for the building has also been created, which incorporates these. The Bede is well placed in location to function as a satellite training facility for training providers. The most important aspect of the Bede development is that an element of flexibility is built into the design, which incorporates a number of uses (i.e. different room sizes, a number of rooms etc). This will ensure it is best placed to respond to the current needs of user groups and the community.



Focus on... Maltby Cultural Centre

Maltby Community Plan identifies the need for Cultural Centre with up to date facilities for the performing arts. A number of groups were identified in Maltby who expressed a need for facilities including stage lighting, sound equipment, recording studio, musical instruments, facilities for dance and for showing films. This project is linked very closely to the activities of the Maltby Operatic Society. The drama centre/theatre based within Maltby Comprehensive School was identified as having the potential to create a cultural centre for a number of theatrical performances.

This need for the centre is reinforced within RMBC's Cultural Strategy (Page 3):

The council recognises unreservedly the value of cultural activity in contributing to the quality of life, as providing a path into employment, and as an economic regenerator.

The original proposal was linked specifically to the redevelopment of a section of the Maltby Comprehensive School, especially the theatre and media studio.

Ideas that have been raised previously include the creation of a new organisation, which would lease the building from the school. The possibility of a partnership with the school was explored incorporating a hiring of the facility at subsidised rates.

The theatre is in a state of disrepair with parts of the building crumbling. There are also significant access problems to the building. This includes a number of stairways outside and within the building. The available rooms are also based at the opposite end to the main entrance. Concern was also expressed about the concrete surfacing near the entrance to the theatre and the quality of the lighting. Both of these would need significant improvement to enable the building to be used safely on an evening. The school has concerns about the potential for legal claims from members of the public.

The school has considerable reservations about the suitability of its facilities in relation to a new cultural centre in Rotherham. Concerns have been expressed about the amount of extra work management of the centre would entail (especially as it would need to be available for evening use, outside of core school hours). Technicians would also need to be made available for use of some of the equipment (recording equipment etc).

Additionally the space also continues to be used by the school. Although the volume of activity does not preclude community use it does impact on the willingness of the school to sublet or transfer management or ownership of the space on a full or even part time basis, especially because a lack of overall space within the school has been identified. In the main body of this report a number of access issues were also identified for schools in general.



The most realistic way ahead is through a partnership approach to the use of the building involving the school, the community/user groups and the LEA. Steps could be taken for example to limit the barriers to the use of the centre:

- Appointing key-holding trustees rather than using caretakers to limit costs
- Securing the parts of the schools identified as potential contributors to the cultural centre from the rest of the school.
- Potential subsidies on renting space directly from LEA/RMBC leisure services department/Arts Council. This would ensure that the school would not meet the cost associated with the use.
- A programme of regular use to be agreed to limit the time taken to manage individual bookings. Individual groups could discuss this between themselves and then take a proposal to the school. This could also form a steering group/sub-committee to oversee the use of the centre.
- Employment of an arts worker (potentially funded through the Arts Council, who could carry out some of management functions and support and encourage a variety of cultural activity). They could be employed through the school and potentially Maltby CDT.

If the changes above were implemented the centre itself would still be in need of significant improvement. The school is currently in the process for example of trying to access funding to enable a full redevelopment of the school, which would include a demolition of the provision previously identified. The potential for creating a new school with a management infrastructure, which would actively promote and enable community use, could be more smoothly introduced at this time (potentially as an extended school). Until a redevelopment is time-scaled or ruled out it is unlikely that agreement could be made to enable the individual refurbishment of those sections identified, especially when far greater priorities will have been identified related to the core provision of classrooms and the more mainstream aspects of comprehensive education.

A truly effective Cultural Centre would ideally be a 'stand alone' building separate from school provision. This would provide a separate identity and potentially a catalyst for the creation of a cluster of activity specifically designed to respond to the cultural needs of Maltby. It could also be accompanied by the creation of a new organisation to oversee the management of the building and support and develop new activities. A weakness of an approach, which does not include an organisation with the direct control of the facilities and a substantial staff base is that the centre would be very reliant on existing organisations to use and occupy the building on a regular basis.

At this time however there is a lack of existing sites, which can be developed to accommodate the project. The Church of Ascension for example, is currently up for sale. The development period of a project of this scale and magnitude could be years. In addition to this the Arts Council for capital development for arts and cultural projects has identified a lack of funding. There is also significant competition between different groups for this funding and the scarce amounts normally attached to trust funds with a focus on the arts. One option that would allow the development of the centre within the Church of Ascension would



be an application to the national lotteries (potentially through the Fair Share scheme). Potentially this could provide the initial capital funding required but would not necessarily fund the running costs in the long term. It is this aspect, which arguably represents the largest barrier. The recognition of 'cultural needs' is still relatively new and are not necessarily viewed in the same regard as education and health for example in the public sector.

Despite this the concept of 'cultural industries', although relatively new is growing in recognition. Infrastructures are beginning to emerge, linked to social enterprise, which although not making funding straight forward, does offer some hope for the creation of a cultural centre for Maltby. Potentially there could be scope to obtain money through Objective 1 for cultural industries, potentially to contribute towards the formation of social enterprises providing a mixture of commercial and community services (training, support for other organisations etc):

The digital industries cluster encompasses electronics (including telecoms), multi-media design, printing and printed packaging, creative, media and cultural industries.

Yorkshire Forward Website

The clustering approach may result in a number of enterprises being located within a single-centre in the Maltby area. Advantages of this approach include sharing the same infrastructure, customers or skills base. They may also be able to link in with some of concepts identified in the community plan, i.e. recording studios, video and film production etc.

The Open Performance Centre is currently in the process of developing a number of creative hubs 'Creative Hubs' within disadvantaged areas within South Yorkshire.

They will focus on learning through creative activity but will also be an essential means of celebrating the full enriching potential of creative and artistic expression within communities. Examples of the sort of activity that creative hubs will organise include are Community Festivals, after school drama clubs, community theatre productions, video archive projects etc.

Open Performance Centre, Creative Hubs Project, Esme Fairburn Foundation Proposal, August 2003

The OPC seeks to create one of these hubs in Rotherham (as well as in three other areas within South Yorkshire). Maltby meets the criteria for selection, one of which is designation as an Objective 1 Priority 4 area. The remit of the clubs will include delivering a range of projects including dance workshops, drama clubs and video projects, and to provide learning opportunities through those projects. There will also be an emphasis on building organisational capacity and providing support and advice on other sources of funding, potentially those for the development of buildings.

An alternate route to achieving the required services to meet the cultural needs could be through the establishment of a cultural network rather than a cultural centre. This would encourage the use of a number of buildings related to providing cultural activities. This would have the effect of limiting the impact a single centre could have in Maltby but would provide a number of benefits including the provision of cultural activities across Maltby rather than from a single centre and better signposting towards cultural activities between different organisations. It may also provide an impetus for outreach work to encourage people to get

involved in cultural activity. This could be linked to drama activities currently provided through the YIP for example. Potential venues identified could include the new MCDT building and the new Bede development. The new-build and newly refurbished buildings could potentially create opportunities for tailor made buildings to meet the requirements of different groups (i.e. a stage in the main hall, with lighting etc) or at least space allowing facilities to be provided in the future (i.e. design of rooms, which would be easily adapted). Maltby Institute and the Edward Dunn may also currently have capacity to accommodate some these activities.

There is a dance school currently operating within Maltby, which has been reported as expressing some anxiety about the competition created by a new cultural centre. The approach identified above would enable existing providers of cultural activity to be brought into a situation emphasising cooperation rather than competition.

Focus on... Walters Road Site Development

Maltby Community Plan identifies three individual developments included in close proximity.

1. New Sure Start Building
2. The Edward Dunn Memorial Hall
3. The redevelopment of the Crag's Nursery School and the relocation of the Maltby Crag's I & J School

Sure Start has definite plans to create a new building on the open space on the corner of Walters Road and Tickhill Road next to the Edward Dunn Memorial Hall. This will be funded through £800,000 of the Sure Start capital budget. Discussion is currently underway about the transfer of land from RMBC to the Parish Council. It is hoped to begin in late 2003 for completion in mid to late 2004. The building will be linked to the Edward Dunn building and may include the provision of a community café (to contribute to attracting people into the building). It will contain an amount of space for training, which may be utilised for wider community use.

Sure Start anticipates continuing to use other community buildings once their building is finished. Its creation however will result in a reduction of use of centrally based community facilities.

The ownership of the new building is still to be resolved. Possibilities include the creation of a new organisation (potentially linked to the new children's centres initiatives) and potentially a transfer to Maltby CDT.

The Edward Dunn Memorial Hall is expected to transfer to the Parish Council with the surrounding land. RMBC has agreed to this in principle and negotiations are currently under way about the cost. It is estimated that the sale will take place within a three-month period. The hall could possibly be physically connected in the future to the new Sure Start building with the aim of raising the capacity of both buildings to provide and coordinate effective services.



Maltby Crag's I & J School and Crag's Nursery School are planned to be relocated on Tickhill Road, near Strauss Crescent. It is anticipated that the redevelopment will be completed by April 2005. The development on the new site is planned to be off set by redeveloping the old site (Blyth Road), providing green space to offset the removal of the site the school will be built upon.

It is anticipated that the new development will include two large community rooms (one with an IT suite), including kitchen, office space, and toilet facilities, connected to the school and nursery complex. The new scheme would also have potential to provide crèche facilities. Overall there will be 200 metres of dedicated community space.

The redevelopment will be funded through a Private Finance Initiative. The key partner in the PFI (Balfour Beatty) would have two defined roles, one as the developer of the capital aspects of the school (Transform Schools), and another as the facilities management arm

(Haden), which would manage the community space on behalf of the school. This will result in the separation of the education aspect and the facilities management aspect.

One of the roles of the facilities management organisation will be to increase access to the school by the community. The cost of hiring the space during the day (between 8am and 5pm) is likely to be offset by the school. Potentially this could result in a reduction of charges during the day. However the school is obliged to make a charge for the evening use, which will be required to cover the actual costs incurred by the school. A level playing field could be created through a consistent charging policy for evening and daytime use (the charge in the daytime would subsidise the evening use).

Focus on...The Wesley Centre

Maltby CDT are hoping to develop the former Wesleyan Methodist Church and a Community Hall, based on Blyth Road just outside of central Maltby.

The Wesleyan Church was built in early/mid 19th Century. The church became empty towards the end of 2002 after being used briefly as a chemical laboratory. Four years previously it was in use as a church (with community hall), before closing as a result of falling congregation size. At that time the church was regularly being used as a community resource by a number of groups.

Both buildings contain large open spaces and a number of smaller rooms. Both buildings are single storey (although there may be capacity in the church building to have a second storey). The church building has approximately 1930 square feet of usable floor space and the hall has 1700.

The church is stone built and is of significant architectural interest (although not a listed building). The community hall is brick built. Each building has a pitched roof.

The main aim is to provide a building, which the Trust will be able to operate from as well as providing significant space for different community groups to operate from (most likely in the Church Hall) it also aims to provide office space for organisations providing services that contribute towards the regeneration of Maltby, space for small business and social enterprises and training space (and potentially an IT suite). The provision of training space especially may result in greater opportunities for adult skills, which may contribute towards filling the gap left by the withdrawal of the Adult Skills Centre. It is hoped that the building will represent a base from which new initiatives can grow from (potentially some of those identified within the Community Plan and the IDP).

It is likely that the community space within the building will consist of a large community hall and the training space. Use of the kitchen and IT facilities are also considered as a possibility. It aims to provide a number of facilities to community groups including photocopying, faxing and other administration services. Maltby CDT is aiming to ensure that the facility is available for use on an evening and weekend.

It is also anticipated that the community groups will gain benefit from other service providers based within the building. It is anticipated that the proximity of similar organisations will encourage collaborative working between all the different user groups.

Maltby CDT are in the process of seeking funding through the IDP (Objective 1 and SRB). It is anticipated that the development will be completed by the beginning of 2005.



Recommendations

• Strategic recommendations

1. Community buildings should be provided to respond to the 'needs' of Maltby rather than the demand. Community buildings should be developed incorporating specific interventions to solve specific problems or to provide services for a particular client group, not as an all-encompassing solution to a multitude of social and economic problems.
2. Community buildings should be developed, which will provide an element of flexibility for future use. This reflects the need to adapt to changing needs and priorities for Maltby in the future. This also relates to the need for community space to be useable for a variety of different activities, requiring different facilities, within a single day.
3. Available resources should be directed towards buildings that are most able to sustain themselves in the long term (low maintenance and running costs) and are most closely aligned with the priorities identified by user groups and current occupiers of community buildings.
4. Available resources should be directed towards buildings, which are most able to respond to the demand for use at the core times (afternoons and evenings). Voluntary/community organisations were often best able to respond to this demand so developing these organisations to take ownership or/and management responsibilities should be viewed as a positive step towards this.
5. Taking into account the number of current developments in central Maltby, which will result in the provision of community space future developments should be concentrated in the more isolated individual neighbourhoods of Maltby. Prioritising the development of community space should be based upon the amount and suitability of the community space that currently exists within that neighbourhood and the levels of deprivation. Priority areas for development include White City and Birks Holt.
6. A more proactive approach is required to promote activities that take place within community buildings, and the community buildings themselves, to user groups. Methods to achieve this could include contacting and negotiating with organisations with the potential to provide activities from buildings and developing long term agreements and relationships with them; receiving referrals from other service providers to use activities (i.e. GPs referring individuals to community based exercise classes); advertising in local and Maltby wide newsletters; neighbourhood based consultations, combine activities based within community buildings with initial outreach work (e.g. adapting the YIP model for use to decrease social isolation for older people).
7. Keep consultation on the development of community buildings focused and concise. Avoid the pitfalls of consultation fatigue by having a single process of consultation on any new development.
8. Involve the community in any new development by ensuring community representation on the membership of a steering group. This representation can often be carried forward to create a strong management committee to oversee the management of the building. A good model of representation is a partnership structure where the committee is made up of a third community representation, one third Local Authority (officers and members of both the council and town council) and one third independents/others (this can be made

- up of representation from the private sector, retired professionals, housing associations, other services providers who may eventually occupy the building etc – this section should be formed according to the needs of the project).
9. For organisations providing community space alongside other core services to examine the feasibility to set up 'friends of...' groups. This model been particularly successful for Park Hill Lodge and Maltby Library in terms of advocating on their behalf and identifying and obtaining funding, which would otherwise be inaccessible to the group.
 10. To prioritise the development of adult education facilities in Maltby. There is currently no single centre in Maltby, which provides this. Maltby Community Development Trust is likely however to contribute towards filling this gap and should liase with the ACE Project.
 11. To link developments of community buildings and community space in local neighbourhoods to the development and empowerment of Community Associations and other voluntary/community organisations. This could be through outright ownership, membership of a management committee, partnership approaches etc. Even when ownership of the property will be retained by the another organisation (i.e. Local Authority) the use of sub committees or management groups should be considered to achieve continuous community input throughout the development process and day to day management of the building.
 12. Whenever possible community buildings should be linked with secure outside play areas or open space. This is especially important when considering the development of facilities for children and young people.
 13. To ensure that in terms of identifying existing properties for refurbishment or conversion into community space, that the facilities can be made either partially or preferably fully wheelchair accessible.
 14. To ensure that the social aspects of community buildings (bingo, coffee mornings etc) are not devalued as the regeneration agenda moves significantly more towards achieving economic outputs. These activities have a large role to play in limiting social exclusion in communities where the levels of this are high. These activities could also be utilised as a way of ensuring the regular involvement and consultation of the user group and to signpost users to other activities (training, employment opportunities etc).
 15. Consider the adoption of a tiered charging policy dependant upon the capacity of the group (i.e. the first meeting of a new group for free, a social activity group £10, grant funded or government funded body £15). This is with the aim of stimulating new community activity, which in the future may contribute to the sustainability of the building.
 16. Set up a network of volunteer trustees or key holders. These could be attached to a particular building or a number of buildings with the aim of allowing for greater community use (especially on an evening). Local Authority owned buildings especially should consider this to enable the flexible use of community space outside of the core hours of operation. Local Authority officers living in Maltby for example could be offered the opportunity to do this on a voluntary basis.
 17. Consider the use of flexi-time to enable the opening of staffed buildings on an evening.
 18. On developing community buildings within new developments where the community space is not the core activity (such as schools), ensure that the space is properly

resourced in terms of staff time for the day-to-day management (including developing activities and liaising with activity providers). External funding arrangements or mainstreaming this activity may have to be sought to do this, as it is unlikely that the costs associated with this could be charged back to the user groups through hire charges without significantly prohibiting use.

19. On developing community buildings within new developments where the community space is not the core activity, ensure that the community space can be separated from the rest of the building. This will limit problems of security, having to pay for heating and services associated with a complex of buildings (where communal services are installed), access problems (both physical and psychological) and will raise the profile of the community space. This may include the provision of a separate external access point.
20. For schools and the LEA to review systems associated with letting out community space with the aim of providing the most simple system possible.
21. For schools to work with the LEA to examine methods of raising the amount of wider community use that takes place within schools.
22. To ensure that when considering providing community space along with other core services (i.e. schools) that the management of those facilities is considered in the long term. Business plans should include a number of realistic contingencies related to the management and use of the space.
23. The commitment and enthusiasm of the voluntary/community sector should be utilised and developed in relation to the management and development of community buildings. Community organisations with an interest in project development should be signposted and linked with the various support agencies and training opportunities identified within this report. Officers of the Town Council, RMBC and other service providers could use this information to strengthen their ability to carry out this role. Key areas include:
 - Funding applications
 - Sourcing funding
 - Business planning and feasibility studies
 - Marketing and promotion
 - Workforce/person power (staff and volunteers)
 - Project development
24. Explore the feasibility of creating a post, which will concentrate on sourcing and obtaining funding for groups wanting to develop community buildings and the capacity of their organisations in relation to this.
25. Organisational capacity of any organisation with aspirations to take ownership of a community building needs to be assessed at an early stage of the project. Voluntary/community organisations should not be identified as incapable or unsuitable to take on this responsibility. Proactive steps should be taken to offer ongoing support and set up effective partnerships with organisations with the capacity. The ownership of assets will strengthen the voluntary/community sector within Maltby. RMBC as a potential

facilitator of community ownership through potential transfer of existing assets has a large role to play in this.

26. Whenever possible appropriately experienced and resourced community organisations should obtain long leases or outright ownership to provide the security required to support them in the long term.
27. Revenue costs and income should be considered over the long term. Organisations should be encouraged and supported to develop long term funding strategies to ensure community buildings can be maintained in the long term.
28. To utilise and strengthen Maltby Forum as the group most suitable to ensure an element of co-ordination of the use of community buildings across Maltby.
29. Consider varying the times of Maltby Forum to enable more employees of service providers to be involved (i.e. evening meetings). This could potentially be coupled with direct approaches to those providers requesting their involvement and tangible roles for them.
30. To set up a sub-group reporting to Maltby Forum with remit on current developments within Maltby, which will result in a community facility or community space. This could include Maltby CDT, the Bede, Sure Start and the new school (replacing Maltby Crags). Other possibilities include the Full Life Christian Centre, the library, representation from the new sports centre development and members of White City and Birks Holt CA. From this it is possible that other longer-term possibilities for coordination may emerge such as cross board representation or steering group membership. The focus for these meetings however should always be how best to maximise the quality of the provision of services and activities within Maltby as a whole.
31. Maltby Community Development Trust should be supported and encouraged to develop and take ownership of community buildings. The organisation should aim to do this with the involvement of all stakeholders relevant to each particular project (steering groups, subsidiary organisations etc). This could include the development of the concept of the cultural centre and the museum and information centre.
32. Maltby Community Development Trust should assess the feasibility of creating a facilities management service (as a social enterprise) to provide services to existing groups and potentially to the new developments taking place within Maltby (including publicly owned facilities). This could include various functions including repairs and maintenance, cleaning, marketing and promotion and brokering deals related to use of the buildings by different service providers.
33. To link the development of community buildings to providing skills and training opportunities for local people. This could be in the form of apprenticeships schemes or ILMs. Each of these activities has the ability to become income generating social enterprises, which may contribute to future regeneration activity.
34. To assess utilising planning gain as a way of funding and developing community buildings for any future housing programme within the Maltby area.
35. For potential new developments of community buildings to consider providing office space to enable complimentary organisations that have a remit in working with the community, to be based within the building on a permanent basis. This will contribute to

creating a critical mass of activity within the building. Service providers could be encouraged to set up satellite offices in priority areas to allow services to be provided locally.

36. Focus now on the sustainability of community buildings, and to build this into any redevelopment, which takes place. This could be through a variety of methods including the usual hiring charges but potentially providing a combination of uses within a building including office space, social enterprise, linking in with service providers etc.
37. Make links with organisations like the Sheffield based Regen School to enable organisations to develop their own community buildings*. This method has an advantage over the usual forms of training as it is tailor made to suit the organisation and involves linking individuals to mentors for the long term.

*Managing Locally Consultancy has close working and financial relationships with the Regen School

38. The development of community buildings to be realised, need to be linked to the resources and funding available. As initiatives such as SRB come to an end the provision of funding for is now much more tightly attributed to particular services, for example services for young people or initiatives around jobs and training. In order to provide a development, which provides a variety of different services a variety of different funding sources will often need to be sought. An advantage to an approach, which requires a cocktail of funding, arguably has a lower risk than a development that relies on a single source. The withdrawal of one of the funding sources may result in a cessation of a particular activity, which can be compensated for by providing another, rather than the ending of all the activities if the organisation is only reliant upon one funding source.

- **Recommendations (individual community buildings)**

The following recommendations relate to specific projects/community buildings:

Maltby Museum and Information Centre

39. To undertake a feasibility study examining the potential for incorporating a museum function within the Library as part of a redevelopment. This could be undertaken with support from a steering group made up of RMBC Tourism and Leisure, the Library, Maltby History Society, representation of local schools and Maltby CDT/Maltby Forum.
40. Explore linking the provision of this to local schools within and outside of Maltby.
41. To explore linking the management of the museum and information centre with volunteer involvement and training opportunities.

Maltby Healthy Living Centre

42. Prioritise the development of a dry sports facility incorporating gym and fitness suite to be located on the site of the current sports centre.
43. Explore the potential for establishing a structure similar to a 'Healthy Living Network'

Maltby Community Library

44. Explore the potential for a PFI to redevelop the library

The Bede

45. To meet with representation from Maltby CDT to discuss ways of limiting the potential competition between the two developments, and ways of providing complimentary services.
46. Explore the potential for providing services and activities for Young People (YIP and Maltby Linx)
47. Explore the potential of becoming a satellite adult training provider within the redevelopment (South Yorkshire LSC, ACE and WEA).

Maltby Cultural Centre

When considering the use of the Theatre based within Maltby Comprehensive School:

48. Explore appointing key-holding trustees rather than using caretakers to limit costs
49. Explore the potential for securing the parts of the schools identified as potential contributors to the cultural centre from the rest of the school.
50. Explore the potential for subsidies on renting space directly from LEA/RMBC leisure services department/Arts Council. This would ensure the cost associated the use would not be met by the school.
51. Agree a programme of regular use to be agreed to limit the time taken to manage individual bookings. Individual groups could discuss this between themselves and then take a proposal to the school. This could also form the basis for a steering group/sub-committee to oversee the use of the centre.
52. Employ an arts worker (potentially funded through the Arts Council), who could carry out some of management functions and support and encourage a variety of cultural activity. They could be employed through the school and potentially Maltby CDT.

When considering the use of the Church of Ascension:

53. Explore the potential of a lottery bid to fund the Cultural Centre development within the church (Community Fund).

General issues:

54. Explore linking the concept to social enterprise (cultural industries) and obtaining money through Objective 1.
55. Contact the Open Performance Centre about the potential for setting up a 'creative hub' in Maltby.
56. Consider the proposal for the creation of a cultural network incorporating a number of existing community buildings within Maltby supported by an arts worker (potentially funded through the Arts Council).

Addison Road Day Centre

57. To organise an initial meeting with Cliff Hills Residents association to discuss the potential of opening up Addison Day Centre for wider community use and to discuss the potential activities that could be provided, especially on an evening. This could include the use of the open spaces such as the football pitches and the use of the catering hall as a café.
58. To explore the possibility of flexi time or a system of key holding trustees to enable evening use.
59. To initially provide separate activities for the wider community and the clients of the day centre and then begin to introduce joint activities over time.

Adult Skills Centre

60. For the ACE project to continue to explore ways of funding and providing adult education within the centre.
61. Regular meetings between ACE, Maltby Comprehensive School and potentially the LEA to explore ways of bringing the Post 16 Centre back into to use for adults. This could be focused around a consideration of the main barriers to use (i.e. cost, access, suitable delivery agents etc) and ways of limiting those barriers.
62. Other options for providing adult education in Maltby and new premises for ACE should continue to be explored. Potential premises include Maltby CDT.
63. Serious consideration should be given to facilitating the provision of adult education opportunities in community buildings based in individual neighbourhoods. This activity could stem from a centrally based adult education facility. The Workers Education Association has been instrumental in providing this and should be consulted on any future developments.

Bevan Crescent Community Centre

64. To explore the feasibility of promoting the use of the facility more widely than Bevan Crescent. This could stimulate the creation of a greater volume of activities, which would impact on the diversity of services and activities available for residents of Bevan Crescent and could provide an income through hire charges. Stronger links with Lilly Hall Residents Association for example could encourage this.

Birks Holt Community House

65. To assess the feasibility of Birks Holt CA taking ownership of the Community House (in order to access Community Fund money, which would be otherwise unavailable).
66. To set up a steering group to oversee the project including the CA, RMBC Housing, YIP and Sure Start. The agencies represented on this group could potentially provide development support for the project.

Cliff Hills Community Association

67. To work with Addison Road Day Centre to explore the potential for providing activities from the centre.

68. To explore the potential of converting Maple Avenue Children's home into a facility, which would allow the expansion of the current activities provided by Cliff Hills. Potential sources of support and advice for this include Sure Start (including exploring potential links with the new children's centres).

The Coleman Centre

69. In the event of a demolition of the Coleman Centre plans should be made to transfer activities into other buildings within Maltby through negotiation of providers at an early stage (i.e. new Sure Start building, the Bede, Maltby CDT). Arrangements should be made to ensure that the expertise gained by the management committee for the Coleman is not lost through the feasibility of absorbing them in to the management committees for other community buildings.

Full Life Church & Christian Centre (Rolleston House)

70. To work with Age Concern, RAILL (Rotherham Activities in Later Life) and local elderly care homes to examine the potential for providing activities for older people in the centre.

The Grand (Base of Youth Inclusion Project)

71. To explore occupying office space and utilising the community hall in the new Maltby CDT building (The Wesley Centre) or the Edward Dunn Memorial Hall (on completion of its refurbishment). This would allow YIP to occupy their required 'Maltby central' position and be well positioned to link in with other organisations, which may eventually enhance their services (i.e. links with Maltby CDT and other service providers at the church and links with Sure Start/Children's Centres and the area assembly at the Edward Dunn.

Tot Spots Early Years Centre

72. For representation from Tot Spots to begin to attend Maltby Community Forum to provide information about the new building and to establish potential users of, and to promote, the training room.

White City Community House

73. Set up a steering group with representation from White City CA, Sure Start, Maltby Linx, SYHA and RMBC to oversee and potentially resource the project development.

74. To explore the possibility of receiving grant from New Opportunities Fund, Community Fund and the Coalfields Regeneration Trust.

Community Buildings Summary

• Addison Day Centre

Lead Organisation: RMBC

Location: The centre is based at in the centre of the Cliff Hills estate in contained, secured complex, off Addison Road

Ownership: RMBC

Design: This is a complex of buildings rather than an individual one. The complex is comparatively large and has a number of different aspects to it including lounges, games rooms (snooker pool), a large dinner hall, workshop space, open spaces etc. The buildings are all flat roofed, hard wood, single storey constructions with single-glazed windows.

History: The building was originally purpose built as a school for the mentally handicapped in 1950/60's. Changes in policy and legislation resulted in a change of use to a day centre.

Use: The day centre provides a service for adults with learning disabilities and autism.

The day centre has had some successes in involving the wider community including a number of older people who use the ornamental garden.

Currently all activities are organised internally, through the staff of the day centre. These include IT training, aromatherapy, reflexology, massage, cookery, health issues, sports (including outside football and cricket), discos, exercise groups, elderly groups and various other clubs, activities and events. The nature of the work is that activities are also provided outside the building and the Maltby area, including day trips, hiking group etc.

The centre also attends Further Education College, work placements and employments opportunities. They also have links with a social enterprise/social firm called 'Ad Venture' a print workshop in an industrial base in Maltby.

The building is open five days a week (normally 9-5pm) and on some weekends (dependant upon activities). 90% of the client group access the 5-day service. On average there are about 150 service users each week.

Despite an advertised aspiration (in Maltby's Future) the centre has also not been approached by other organisations to use the facilities.



Facilities: There are 12 usable rooms altogether, the majority of which can hold large numbers of people. The dining hall or workshop room could easily hold around 100 people (for a meeting set up).

The building is fully wheelchair accessible.

The centre also has a large outside area incorporating a half football pitch (turfed pitch with a single set of goal posts).

There is also a snooker room, IT room (although this equipment is quite old), disco equipment, aromatherapy benches, television and videos, sports equipment amongst others.

WREN has also recently paid for the creation of a sensory garden.

Condition: Self-rating 3/5

The majority of the problems are decorative. The buildings have recently had substantial repairs to the roofs.

The building was identified as being 'past its sell by date'.

The maintenance and redevelopment is decided and carried out with the involvement of centre but through a separate RMBC department.

Issues: Potential was identified for opening up the use of the building by the wider community, especially on an evening and weekend when the facility is currently underused. Issues, which would need further consideration however relate to security to the clients, extra cost of care taking and staffing, insurance, heating and lighting. It is also ideally placed within the centre of the Cliff Hills area close to the main shopping provision and transport routes, suggesting an ideal location for greater community use. Evening and weekend use would have financial implications for a service, which constantly has to consider its budget. Potentially the centre may be constrained by similar issues to the schools and would need to charge fees reflecting the actual costs to the centre. Other implications would be related to the care taking staff's willingness to undertake these extra duties (considering staff are currently not on flexi-time and the budget implications associated with paying overtime).

A large issue for the day centre was the lack of capacity to identify and apply for funding sources, which could be used to improve and diversify the service that it provides. The service especially hopes to enable greater employment opportunities for clients and outreach work in the community with those with learning difficulties.

Security used to be a large problem for the day centre. Seven years ago the centre was fenced off when vandalism was a large problem.

The organisation has a number of strong relationships with other organisations operating in the area including the Full Life Christian Life Centre, local shops, local businesses (business cards and printing services are provided for them by our social enterprise; Ad-venture), Maltby Parish Council, Park Hill Lodge and Hill Top School. There is also a contract in place with the leisure centre for the use of the pool and regularly use the local library.

Future Plans: Despite the potential barriers to widening the use of the centre service deliverers and users have ambitions to develop links with the wider community through opening up the use of the building and looking at the potential of joint activities

One message from the disabled people themselves is that they want to work with able-bodied people in existing community groups, rather than alongside other people with learning disabilities

Maltby's Future (2002, Page 12)

The service is aware of the stigma attached to the client group and would not necessarily be in favour of sealing off part of building to keep the wider community separate from the client group. The aspiration of the service is related to making the clients of the day centre feel part of that community and for the wider community to accept them.

It was identified that the service could lend itself to becoming more of an activity centre, incorporating a café within the complex and using this as way of bringing the community in. The centre has already made in-roads with a section of the elderly population and hopes to extend this to the wider community.

The organisation is interested in getting more involved in Maltby Forum. It is however found difficulty in getting commitment to get to this meeting with so many other commitments related to its core activities. There is also a constraint that staff work core hours as opposed to working a flexi time system, creating a barrier to attending weekend events and meetings.

• **Adult Skills Centre/Post 16 Centre**

Lead Organisation: Maltby Comprehensive School

Location: The grounds of Maltby Comprehensive School

Ownership: Maltby Comprehensive School

Design: Modern, brick built, pitched roof purpose built as an adult education centre.

History: The centre was built through an SRB grant award towards the end of 1999. The previous head teacher of Maltby Comprehensive School, working closely with the LEA, provided the catalyst for its creation. From 2000, when the centre was built, until summer 2002 Rother Valley College ran evening classes (Monday, Tuesday and Wednesday evenings) and day classes for adults. Rother Valley College have recently undergone a number of changes and experienced a number of

operating problems including an Ofsted Inspection, which raised some critical issues related to their capacity. This resulted in their withdrawal from providing services since summer 2002. The ACE project (Association for Communities into Employment) that currently occupy the building were previously successful in getting funding for various courses including IT for over 50's and introductory IT sessions. From January 2003 the centre became a post sixteen centre (with permission from the LEA), providing services predominantly for sixth form pupils in response to a lack of available classroom space within the school and the under use of the centre. It is still open for adult use although this has not occurred to the extent desired or anticipated.

The previous head teacher who was very closely involved with the centre has now left the school. This has left a significant knowledge gap related to the original intention and management of the project and of a contingency in the event of the withdrawal of one of the key partners.

Use: At the moment the building is being used as a sixth form centre for the Comprehensive School. It no longer has any evening use (contrary to the original flexibilities associated with the project). There is not the same flexibility to the use the centre since its conversion into a sixth form centre. The ACE project is currently based within the building that reports problems with having access to the centre, limiting the services provided.

The ACE project publicises its activities through local press, local radio, links through the pupils within the school and advertisements in public buildings.

At the moment only 1 computer suite is accessible to the project and to the community within the building.

Facilities: Within the adult education centre there are two large classrooms, a large common room, offices, and a compute suite for 18 people.



The building is fully wheelchair accessible, although it is anticipated that there are access problems for wheelchair users to the building from the roadside (the road running into the school).

Condition: Self-rating 5/5

The building needs some slight internal decoration.

Issues: Despite being purpose built for use by the community the resource has become a bit of a 'white elephant'. A lack of resources were identified to maintain community use within the building as well as a possible lack of foresight about the future use after the initial capital set up costs.

Because of problems with truancy and security the comprehensive school made the decision to lock all school gates (closer to the adult skills centre) to limit this. Post January 2003 this created access problems for adult learners.

The building is also difficult to find once inside the school grounds.

Issues were also identified about combining education for adults, who often had negative experiences of school-based education. Many adult education providers also operate a policy of learner confidentiality, which is very difficult to enforce when many adult learners have or know children attending the school.

Alterations in caretaking arrangements have also affected access. The school used to be locked at 9pm. It is now closed at 5pm, limiting evening use. There are also issues related to security. Before the end of their involvement Rother Valley College were previously going to pay for a security guard to police the premises and to deter anti-social acts against adult learners. Occasions were identified of people with alcohol abuse problems coming into the school and committing acts of anti-social behaviour against children and staff. Issues were also identified of people getting lost and wandering around the school, again raising security issues.

The costs of hiring the facilities have also been identified as prohibitive to use. The original aim that the building would become self-financing through a contribution through hire charges has not materialised. Part of the reasons associated with the school 'reclaiming' the building is the problem of legally being unable to run a budget deficit on any community space it provides. The original project involved letting out rooms to local community groups but this has never happened.

Anyone wishing to use a building within the school will need to contact the bursar. The school reports that it has no capacity to market the building to the community and that its primary concern has to be to students. If approached however the school wished to emphasise that facilities within the school as well as the adult education centre could be made available for different community uses.

Despite these problems the school is attempting to form better links with the wider community operating a common working party made up of organisations operating in Maltby including the ACE Project, the Youth Service, the Police and the Education Welfare Officer. This forum is largely related to information sharing rather than a concentration on the use of particular facilities however.

Future Plans: ACE are currently involved in exploring the feasibility of re-establishing committed adult education services within the centre on a more permanent basis.

The ACE project is currently looking at buying in teachers from Thomas Rotherham College to teach basic skills (including reading and writing). The project identify that there is already a waiting list for those wishing to access the training. The project is also interested in looking at obtaining money from the lifelong learning fund. ACE is also currently exploring the possibility of finding new premises from which to provide their services.

• Alders Gate Court Community Centre

Lead Organisation: Alders Gate Court Residents Association

Location: Alders Gate Crescent in the east of Maltby, just off Lumley Crescent

Ownership: South Yorkshire Housing Association

Design: Brick built building at the corner meeting point of two rows of older people terraces/flats.

History: The centre was built in the early 1980's by what used to be Foundry Housing Association linked to a development of accommodation for older people (over 50/60s). South Yorkshire Housing Association took ownership of the centre and the housing in the 1990's.

Use: Exclusively the residents of Alders Gate use the building. They are free to access the building at any time. The building is not let to other organisations and there is no charging policy.

The Residents Association provides the majority of the activities. This includes coffee mornings, bingo and a day where the hairdresser visits. The occasional day out, barbecues and luncheon clubs are also provided.

The building tends not to be used on a Thursdays and Sundays.

Altogether the building is used around 16 hours a week and provides services for around 40 people.

Facilities: The building comprises a single room with an off shot kitchen and male and female toilets. It is wheelchair accessible with the exception of the toilets.

Condition: Self-rating: 4/5

It was identified that carpet could do with renewing and some redecoration is needed.

Issues: The warden has the main responsibility for the centre. SYHA have responsibility for its maintenance. Every resident is a key holder. The centre is paid for through a service charge attached to the rent

The RA has experienced problems before with people using the building and causing damage. In addition to this the residents see it very much as an extension of their homes. At this time the RA is unwilling to let the building out to any other party.

The group is interested in getting more support and information from organisations, which could fund activities, trips and events. They would also be interested in more support for funding applications and dealing with the bureaucracy around funding. They are currently seeking support from SYFAB and have had considerable support from Community First (SYHA tenant participation team).



Future Plans: The RA has no future plans at this time. The centre is expected to continue with the same management arrangements.

• The Bede Church and Community Centre

Lead Organisation: The Anglican Church

Location: Salisbury Road

Ownership: Parochial Church Council

Design: Flat roofed brick built building

History: The Church of the Venerable Bede was built in 1965 as a church and community centre. The Vicars house, the Bede House (attached to the church) was converted into a facility for the Bede Play Group in 1983.

Use: The Bede is the only community facility in this part of Maltby. It services the local population but also people from all over Maltby.



The centre is open from 9.30am in the morning until 9pm at night (dependant upon bookings and activities). Activities that take place within the building include brownies and guides, cubs and scouts, slimming club, karate, a dance class and a church social club. A voluntary service providing recharged batteries for hearing aids is also run from the centre. In addition to this it has been used for discos, summer and winter fairs, church fundraising functions and children's parties. A church service takes place every third Sunday of the month.

Almost all the use takes place on an evening (with exception to the pre-school).

The Bede has a volunteer booking clerk (for those wishing to use the facility) and relies on a strong and committed volunteer base to support activities.

It provides services for over 200 people for approximately 20 hours a week.

The well-established playgroup (which first opened in 1965) provides services for around 100 children (8.30am-3pm, 5 days a week). The pre-school is also starting to provide wrap around services (before and after school) in September 2003.

Facilities: Within the building there is a large hall (with a stage), an office, a nursery, a chapel. There is also a garden area attached to the building

A crèche can be provided if it is a requirement for activities to take place and the Bede undertake photocopying for local groups.

There are also good public transport links, with a bus stop located directly outside the facility.

Condition: Self-rating: 2/5

The building has a very dishevelled outside appearance and is in need of internal decoration. It is also not energy efficient resulting in high maintenance costs. A lot of work has been done to the building including the roof, which has been patched and repaired several times over the years and despite this there are still problems with serious leaks resulting in a lack of ability to use sections of the building. The building has been described as old, past decoration and in need of demolition.

Issues: Some problems have been identified with young people congregating on the grass outside the facility. Problems have occurred with intimidation of those who use the activities and disruptions to activities. There are also drug problems and needles are sometimes found in the grounds. All of this has negative effects on people's aspirations to use the buildings. The Bede has attempted to engage with the young people in the area with mixed success, involving them in discussions the architect and planning for their new centre. The Bede identified the need for significant youth work in the area and would welcome agencies providing this from the building.

The building is largely self-sustaining and the short fall after revenue gained from hire charges is taken into account, are made up by the church. The overheads however are limited however because the minimum is being paid to maintain and look after it.

Have good connections with Town Council, Sure Start, Local residents groups, the nursery, the police.

Future Plans: See Page 73

• Bevan Crescent Residents Centre

Lead Organisation: Bevan Crescent Residents Association

Location: Bevan Crescent, off Braithwell Road within the Lilly Hall area of Maltby

Ownership: RMBC (Social Services)

Design: A modern brick built, single level building with pitched roof. The internal design is single lounge room, kitchen and storeroom and a small reception area. The lounge is approximately 5 ½ by 15 metres; 82.5m²).

History: The centre opened in July 1991 to provide facilities for older people. The building was built as part of a redevelopment of elderly persons accommodation in the area. One side of Bevan Crescent is RMBC owned older peoples bungalows. The other side is made up of private bungalows and houses (majority populated by older people).

Use: The building is used primarily by local residents (predominantly those living on Bevan Crescent).

The building is used on Monday morning for a coffee morning (9am-1pm), at Wednesday and Friday afternoon for Bingo (1.30pm-4.30pm) and on Saturdays for a social evening (6.30-10pm). The residents association also uses the building for bi-monthly meetings. Altogether the building is used approximately 14 ½ hours a week, providing activities for up to 50 people.

The building has also had Christmas events, charity fares and jumble sales.

Once a month the building is used by RMBC Housing Panel and Rothercare (monthly meetings).

Lilly Hall Residents Association used to use the building but as there is no longer a resident of Bevan Crescent within the association they could no longer use it.

The hourly rate for organisations wishing to use the building is £10.

The building is managed through a number of volunteer key-holders and the warden. Anyone wishing to use the building should make contact through the warden. As the use is primarily for Bevan Crescent residents the building has not been marketed wider than that.

Facilities: The building can have up to 50 people in at any one time in its single lounge room. This provides ample space for the activities it is currently used for.

The building has full wheelchair access (including a recent alteration to the frontage to allow easier wheelchair access). The small kitchen is generally only used for refreshments.

The building has only two parking bays but has substantial on street parking.

Equipment within the centre includes television, radio/music system.



Condition: Self-rating 5/5

The building is in very good condition.

Issues: A service charge (paid through LA rents) pays for the upkeep of the building. For this reason the use is tied very much to activities for residents. The centre welcomes other organisations using the centre as long as the residents can access those activities. The centre would particularly welcome interest from organisations providing light exercise classes and craft classes.

The warden has a role of consulting residents on the activities that take place and promoting them. A newsletter has been distributed before.

There are only a certain number of people who use the building within the community. Despite efforts to advertise and promote activities the group is struggling to attract more users. The group has attempted to solve this through providing trips, meeting etc.

Future Plans: No plans at this time.

• Birks Holt Community House

Lead Organisation: Birks Holt Residents Association

Location: Lee Croft on the Birks Holt Estate

Ownership: The building is the ownership of RMBC's Housing Department

Design: Semi Detached 3-bed council house. The building contains 4 useable rooms (the largest 4.2 by 3.2 m) and a large kitchen.

History: The building was originally a council house (built in 1978). It became very difficult to let because of subsidence and heating problems. After significant lobbying by the Community Association the building was leased to them on a peppercorn rent in 1997. RMBC has also since funded extra security measures including fencing and alarms.

Use: The Birks Holt Community House provides services primarily for the residents of the Birks Holt area. The management of the building is lead entirely by volunteers from the Community Association.

The Community Association run two kids club sessions from the building on Mondays and Thursdays 4.30 –6 30pm. It also operates on a weekend during the school holidays (12-3pm). Activities for adults include coffee mornings (Thursdays 10am-12pm) and Bingo (Wednesday 7-9pm)

A small number of groups currently use the building including Sure Start who runs a baby clinic (Wednesday; 1.30 to 3.30pm). RMBC also uses it to run surgeries for tenants in relation to the current refurbishment programme to improve council stock in the Birks Holt area (every alternate Wednesday from 3-6pm).

The Community House is also used as a base for more ad hoc activities including sports days, treasure hunts and fun days. It is also available for local people to hire (for small charges) for occasions including children's birthday parties.

The building is used around 14 hours a week.

The use of the building and the opportunities to use it are promoted through the quarterly Birks Holt Residents Association Newsletter.

Facilities: The Community house has a secured outside play area with fixed play equipment for very young children with a safety surface.

The CA is also in ownership of five computers and are currently exploring the feasibility of providing IT training for local people.

The building currently lacks wheelchair access and toilets.



Condition: Condition self-rating 4/5

The majority of problems are related to the decoration of the building.

Issues: Birks Holt are currently experiencing problems with obtaining and affording insurance cover for public liability since the previous insurer withdrew support for the group insurance policy (with a number of CAs involved). This has resulted in them having to refuse bookings of the facilities.

Despite RMBC drive to increase consistency on letting charges and arrangements Birks Holt are in the process of signing a new lease on a peppercorn rent.

The kids clubs have proved to be very popular but are limited in their capacity to accommodate the demand. This reflects a lack of space within the building and the limitations of its design (no single large space). The group have also had approaches from YIP (Youth Inclusion Project) to work with young people in the Birks Holt area but have been prevented because of the lack of space available within the building.

Because the majority of activities are organised by the CAs they are limited in their ability to raise money from hire charges. This is limited to the occasional £10 for 2 hours for private parties.

A major issue identified by the CA is the apathy, which exists amongst local residents and their unwillingness to engage with or offer opinions on the activities, which the CA currently provides. The CA has attempted several ways of addressing these problems including surveys and open days. This has also affected the ability of the CA to recruit more volunteers to run more activities, which has limited the use of the building.

Future Plans: The Community Houses neighbouring semi detached property is also currently empty because of problems in letting the property. The Community Association hopes to resolve many of its space issues by knocking through to next door and creating a bigger single space on the ground floor and more rooms on the first floor. This would allow for the installation of measures to ensure wheelchair access to the facility. Sure Start are interested in starting up a play scheme for under four's within the building and the Youth Inclusion Project have indicated an interest in using the rooms on the upper floors for activities involving young people. There is currently no timescale on the development but the building has been secured and in principle agreement has been made to charge the association a peppercorn rent for a lease on the building. Possible funding sources include the Community Fund and potentially RMBC (potentially linked to the regeneration of the council properties in the Birks Holt area). If the project is successful the Community Association aims to review its charging policies with the view to increasing their capacity to generate income through hire and use charges.

• Charles Foster Community Centre

Lead Organisation: Highfield Park, Woodland Gardens Community Association (Registered Charity)

Location: Woodland Gardens, Highfields

Ownership: The building is owned by Highfield Park, Woodland Gardens Community Association

Design: Modern, brick, purpose built community centre, with a pitched roof. 1 large room (46m²/50 person capacity), small kitchen and small office room (box room)

History: The community centre was purpose built for local people in 1999 and was 100% Lottery funded. The project was initiated and led by the Community Association with advice and support from the Area Assembly Team (RMBC) to provide a community facility for the Highfields area.

Use: The centre predominantly provides activities for people from the Highfield Park and Woodland Gardens area. This area has a high number of older people who occupy sheltered accommodation who are the predominant user group. Some users come into the area to use the facility for specific activities (associated with organisations who hire the building).

Activities organised by the association itself include travel clubs, social evenings, bingo, children's parties and christenings. Organisations who use the building for meetings include Maltby Forum and the Town Council (Committee Meetings). Computer Training (organised by CEDR), a parent and toddler group (supported by Sure Start) also represent regular activities. The building has also had occasional use by a homeopathy groups and a Raki group (relaxation technique).

The building is used approximately 21 hours each week. There is capacity for more use during the day and especially mornings. Evenings and weekend use tend to be very popular.

Facilities: Facilities include a small kitchen and car park (as well as on street parking). The building also has an attached secure outside play area (used by parents and toddlers groups). The centre is also fully accessible to wheelchair users.

Condition: Self-rating: 5/5

No structural or decorative problems related to the newness of the building.

Issues: There has been occasional graffiti and vandalism but these are not major problems.

The building is paid for through charges on using space. This pays for all the maintenance and cleaning costs, making the building at this point self-sustaining. Costs are kept to a minimum through the volunteers who provide the management of the building.

The project operates a three tier charging policy for the use of the space with discounts for groups who are just starting up. This policy has helped support the creation of new community initiatives and activities in the area.



Future Plans: The Community Association is planning to approach the Coop for funding for electric shutters to replace the manually operated shutters, which are secure but awkward to use).

• Cliff Hills Community Association

Lead Organisation: Cliff Hills Community Association

Location: One of a number of shop units on Laburnum Parade, in the centre of the Cliff Hills area.

Ownership: Private landlord (who used to have a butchers within the unit)

Design: The association's premises are one of a row of ground floor shop units with 2nd storey flats above the units (with pitched roofs).

History: The premises were built as shop units and are about 60 years old. Four years ago the butchers shop closed and approximately two years ago the owner agreed to let the building to the Community Association.

Use: The majority of activities are for the residents of the Cliff Hills area although some users come from outside the area through friendships and family ties with Cliff Hill's users. The majority of activities provided are for young people and parents.

Regular activities taking place within the building include Kids Crafts (Mondays 6-8pm), Kids Bingo (Thursdays 6-8pm) and a Parent and Toddler Group (Tuesdays and Thursdays 9.30-11.30am). The group also has committee meetings once a month and often runs events including fairs, barbecues and coffee mornings.

The group also provide bingo for pensioners at Redwood Drive Pensioners Centre and works with other Maltby based CAs to provide bingo session from the Edward Dunn building.

The building is used approximately 10 ½ hours a week.

The CA report to have very high demand for the activities involving children and parents. Altogether these activities are provided for around 100 people each week.

The building is easy to get to for the user group. There is also a bus stop just outside the building.

Activities are promoted through the CA meetings (where the group takes advice from local people about what activities to provide) and through quarterly CA newsletters.

Facilities: include football tables, table tennis equipment, small snooker table, television, DVD player, karaoke machine, and games consoles. Although the facility is wheel chair accessible there is no disabled toilet.

The premises have only one main room (with a small kitchenette and storeroom). 37 people can occupy the building at any one time.



Condition: The roof has just undergone substantial improvement. The CA paid for half of this. Work is also required to some of the plasterwork and the premises would benefit from internal decoration. Within the last two years the group have successfully applied for a grant to install new heating and have installed a new fire door and burglar alarm. This money has been paid for through grant from South Yorkshire Police and the Community Chest amongst others.

Issues: The CA is made up entirely of volunteers who organise and manage all the activities and premises.

The group sometimes have problems with managing volunteers and ensuring that volunteers live up to their commitments (i.e. agreeing to help out and then not turning up). This can have detrimental consequences on their ability to run activities with children (i.e. achieving the necessary adult to child ratio). The CA also identifies the need for more volunteers to reduce the workload of a small number of individuals. They have made attempts to recruit volunteers through the newsletter but this has been mostly unsuccessful.

A major issue for the group is the high demand for their services in comparison to the space they have available and the limiting effect this has upon the diversity of activities they can provide. In addition to this there is no outside play facility and no capacity to provide one in proximity to the premises.

The CA identified that there could be some issues with hiring out the building to other organisations related to concerns expressed by the private landlord.

The group pay for the rent through annual applications to South Yorkshire Community Foundation. The group also raises money through very small subs associated with its activities.

Future Plans: The group has discussed examining the feasibility of gaining the extra room required through occupation of the Maple Avenue Children's Home (which has now been closed for the last 12 months). This has been discussed with the committee, but they are unaware of whom to contact to explore the feasibility of this.

The CA also identified that because of the high demand for social housing in the area they are unlikely to get a council house in the way that other Maltby CAs have, from which to provide activities.

Although not a plan articulated by the group potential exists to provide some activities from the Addison Road Day Centre. There are a number of rooms and facilities there, which would allow Cliff Hills to expand their current activities and a definite aspiration of the management of the Day Centre to increase the amount of wider community use that takes place. An initial meeting between Cliff Hills and the manager of the day centre to scope out what each parties requirements and concerns may be, may provide the beginning of an effective long-term relationship between the two organisations.

• The Coleman Centre

Lead Organisation: Scout and Guide Group

Location: Located near the centre of Maltby, off Millindale, in close proximity to Maltby Coop and Maltby Catholic Club

Ownership: Maltby Catholic Church

Design: The building is dominated by a single large room (55ft by 30ft), with an off shot kitchen, easily capable of providing cooked food for a number of people. The size of the building makes it suitable for number of activities.

History: Purpose Built Community Centre and Labour exchange, originally built by the Catholic Church approximately 30 years ago to provide a resource for a number of groups in the area including the scouts and guides groups. Five years ago the management of the Centre was given over to the Scout and Guide Group on a leasehold basis with a peppercorn rent on the understanding that they would fully maintain the building. It is now rented out in order to fund the maintenance programme.

Use: Activities that take place within the building include Beavers, Cubs and Scouts, Kick Boxing, Slimmer's World and a Sequence Dance Club. Sure Start also uses the building on a regular basis for activities involving parents and under 4s (active tots group). Between October and March the building is available for short mat bowls and the building is sometimes used for parties and jumble sales on a weekend. Altogether the building is used approximately 21 hours a week. The majority of use takes place on an evening.

The volunteers associated with the scout group oversee management of the building and the booking system. Problems have been identified with the time and effort required to manage the building effectively and the deficit in the number of volunteers available to do this without large commitments by individuals. The users as part of conditions of use carry out cleaning.

The use of the building is mostly publicised through word of mouth. There are no marketing arrangements in place apart from this.

Facilities: The building contains a kitchen (with cooker, fridge). There is also potential for developing the use of area surrounding the centre.

Condition: Self – rating 4/5

There is need for work to the roof to limit rain penetration. The building also needs new heating. Recently a number of improvements have been made including new doors, new guttering, ceiling tiles accompanied by internal and external decoration (through grants from the Co-op and South Yorkshire Community Foundation).



Issues: The group have strong links with Sure Start Maltby but apart from this operate without a lot of support and assistance from other groups in the area.

The group identified the number of groups interested because of the size of the single space offered and the flexibility of activities, which could take place within it. Even without actively promoting the centre the use snowballed for organisations wanting to run activities requiring a large amount of space. The group are also aware of the proposed development of the new Sure Start building and are aware that this could have effects on the amount of use by them in the future.

Future Plans: The Maltby Catholic Club may be interested in buying the building (possibly two years down the line). There is a possibility that this will result in the demolition of the Coleman Centre. This issue is likely to be clarified when the new Parish Priest arrives (in the next few months).

The building is attached to a significant open space (enclosed by fencing and number of other buildings). This is currently overgrown but has potential to be transformed into useable outdoor space.

The group have successfully raised money through the hiring of the hall to fund the improvements to the heating system (expected to be completed by September 2003).

The Scout Group is aiming to amalgamate with St Mary's and St Bede's Scout Group and aim to use both centres for a number of different activities.

Even though the building has disabled access it currently lacks disabled toilets. Plans around the installation of these are on hold until the ownership and future of the building can be clarified.

• The Edward Dunn Memorial Hall

Lead Organisation: Rotherham Borough Council

Location: Tickhill Road, near the centre of Maltby, on the east side, close to the Highfield Park area

Ownership: RMBC

Design: Flat roofed, single storey, brick built building

History: Originally constructed in 1952 the property was purchased by Maltby Urban District Council from Sheffield Free Brewery Company in August 1955. In 1963 it was let to the Trustees of the Edward Dunn Memorial and Welfare Hall for a period, which was originally intended to be 21 years. However, RMBC took possession in 1974 with the former Social Services Department then providing Day Care for elderly residents. In 1996 the building was transferred to the former Community Regeneration Department to be operated as a community centre providing for a wider range of users and activities. The centre is now managed by Facilities Management Department of RMBC as a community centre. In 1999 an extension was built, which houses the Maltby Area Development Office.



Use: Age Concern has an annual agreement to use the centre three days per week for day care (Tues, Wed & Fri [9am-4pm]). Within the building the centre also has a luncheon club (Mon & Thurs [11am-1.30pm]), Zion Church Group youth club and worship (Mon [7-9pm], Wed [7-10pm], Sun [10.30am-12.30pm]) Darby and Joan Club (Thurs [1-4pm]), Community Associations Bingo (Thurs [7-9pm]) and meetings, Pensioners Surgery and Taekwondo (Thurs [5.30-6.30pm]). The hall is also used for meetings by the Parish Council and for Councillors Surgeries)

The parish council rent space for two staff in the rear office. The assembly office (RMBC) rents space for three staff in the same office.

Bookings are taken and diary kept by support officers in Facilities Management. The caretaker opens and locks for occasional hirers and regular hirers are entrusted with a key. All other operational issues are dealt with by staff operating within Facilities Management (RMBC).

A scale of charges is used, the amounts depending on the nature of the hirer. Community groups dedicated to improving the local community have free use. Community groups for social, leisure or other self help have 50% charge. Statutory organisations pay full price and commercial use is negotiated. The basic cost is £10 per hour for large room and £5 per hour for smaller rooms.

Facilities: There are three rooms for hire within the building; a large hall (112sq m, which can seat up to 130 people), medium size lounge (30.21 sq m) and small meeting room (19 sq m). Within the building there is also a large kitchen, storeroom and cellar.

The building is well equipped with chairs and tables. It also has a garden area outside.

Condition: The centre is in reasonable condition. It is structurally sound and meets all the health and safety requirements although it does require internal and external decoration.

Issues: The building is not a multi-functional/multi-use building. Local people perceive it as a centre for older people and it is decorated in a dated style reflecting the elderly users. Teenagers and people in their 20's/30/s would potentially find it off-putting. It also has soft furnishings, comfortable but in a style suitable for older people. This would restrict any sports or active groups and also could be off-putting for younger people. The main hall is designed for socials and meetings but because of lighting and windows is unsuitable for more active groups e.g. badminton.

There is a user group that meets two or three times a year. Policy in relation to the use of the building will be discussed with them but not individual applications to hire the centre.

There is no designated parking only a garden area in which users of the centre park. Age Concern clients are transported by bus but this is unable to get close to the front door. The bus will park on double yellow lines outside while passengers are unloaded

The hall has had some problems with not having an on-sight manager to deal with immediate issues of hirers.

There is insufficient storage for the existing groups and this limits future potential hirers.

Children access the site from the park nearby and sometimes congregate outside. There is very limited vandalism compared to other RMBC owned centres. The perception of users is higher but different to the evidence of actual damage.

Future Plans: See Page 78

• Full Life Church & Christian Centre (Rolleston House)

Lead Organisation: Full Life Church & Christian Centre

Location: High Street, in Maltby Centre

Ownership: The Full Life Church & Christian Centre

Design: Rolleston House is one of the largest community buildings in Maltby. It is brick built and flat roofed.

History: Rolleston House, built in the 1960's was converted from a Residential Care Home 6 years ago. It is now a church and conference centre. The church purchased the building after they moved from their premises next to the old police station (which is now an indoor market). The centre has recently created a pre-school within the building, funded by the church and Sure Start Maltby.

Use: The Church provides services for people across all of Maltby and outside.

The building is open between 10 and 3pm. Hours are flexible however to fit in with external bookings.

Groups that operate from the facility include an IT training group, age concern, brownies, a mental health issues group, a smoking cessation group, a midwives group as well as church services.

Other organisations occupy the building and pay rent to the centre for office space. This includes the Richmond Fellowship and Voluntary Action Rotherham.

The building is used almost every day, Monday to Friday and provides services for approximately 400 people.

The large rooms are hired out at £15 per hour and £12 an hour for smaller room. Cheaper rates can be negotiated for regular use.

The church also provides 13 pre-school session and parent and toddler sessions a week within its pre-school. There are 100 families, which use it regularly. The church also operates a youth group and a Saturday morning fortnightly children's groups. Sure Start also operates a disability support group from the pre-school.

Facilities: Within the building there are a large number of meeting rooms and conference facilities, from small meeting rooms to rooms that will seat over 100 people, medium size rooms for 30-40 people, as well as office space to be let on a more permanent basis.

The centre can provide crèche facilities for any group wishing to use the building.



The centre identifies that the variety of types of space available within the building provides them with a lot of flexibility and variety of types of use, which benefits themselves and their user groups.

The building is fully wheelchair accessible, has a PA system, OHP, video projectors, flipchart etc. It is also the only available conference facility in Maltby.

It also has an outside basketball court

It also has a number of rooms for visitors and residents.

Condition: Self-rating 4/5

It has been identified that further work is needed to the roof (in the region of £10,000) and substantial decorative work. Recently the roof has been recovered, the building has had windows replaced, double-glazing has been fitted and the heating system has been upgraded.

Issues: The building is managed through a mixture of paid staff and volunteers.

There is a lack of parking for the centre and plans to extend this have been made.

Activities and services are promoted through areas of notice boards within and outside the centre of Maltby. They also advertise in the press and up and down the high street. Handouts and leaflets are also provided at other events.

The organisation has had a lot of support from Sure Start and has worked in partnership with them on projects including the pre-school and has also let them office space. Representation from the church attends Sure Start meetings.

The group struggles to attend Maltby Forum because of the Saturday morning meetings. It was identified that these meetings would be easier to attend if they could be held within core working hours (i.e. between 9 and 5 on a weekday).

In terms of support the organisation would be interested in is funding to enable the development of more services.

Future Plans

The centre is currently looking at extending its facilities through a new build extension within a courtyard section at the back of the building to provide capacity for an extra 200 people within the next two years. This will allow the building to hire out more space, put on productions and performances, and will provide a larger space for church services

The church also identifies an aspiration to provide more activities for older people within Maltby, probably something social and activity based to prevent the social isolation of older people.

• The Grand (Base of Youth Inclusion Project)

Lead Organisation: Youth Inclusion Project (YIP)

Location: The Grand (old cinema), off Muglet Lane on the outskirts of Maltby Centre

Ownership: Private Landlord (individual owner)

Design: The building still retains much of its original appearance (as an old cinema). It is now divided into separate sections, incorporating shop units and offices. YIP occupies space based on the middle floor (of a three storey building)

History: The Grand is the old Maltby cinema.

After eight months of negotiation (on rents) the YIP took occupation of the building (and at the same time had to spend £10,000 to get the building up to a decent standard of repair).

Use: YIP provides a number of services for young people aged 8-16. The project is funded by SRB and other organisations connected to services for young people. Young people are signposted to use the project by a number of organisations including TARAS, CAs and RMBC. YIP regularly markets itself through schools and provides leaflets outlining its services. Services provided include a mixture of recreational activities and issue-based activities (i.e. health issues)

YIP operates on average from around 7am to 7.30pm. Activities for young people are provided mostly from 3.30pm until 9.30pm. These hours are flexible to fit in with the client group.

Activities include basic skills (e.g. cooking), drama, art and crafts, song writing and performing.

Organisations are able to use the building at no charge. These include schools, parents and social services, which use the building for meetings.

The building operates for around 37 ½ hours a week (including activities taking place on a Saturday), with around 100 people using the building each week.

Facilities: YIP currently occupies four rooms within the Grand complex; two are offices, one is a community room and one is a kitchen. The maximum capacity of the community room is 30, although this maximum does not take into account the type of activity that young people want to take part in, i.e. sports and games requiring a lot more space.

The building is wheelchair accessible.

Condition: Self-rating: 1-2/5



The nature of many the problems are serious and have a detrimental effect on the image of the service YIP provides. Plaster is coming off and there are holes in the walls, the electrics are old and there are regular power cuts, the strip lighting is not conducive to working and there is only one window out of all four rooms. These problems exist despite spending an initial £10,000 on new fixtures and fittings, security systems, doors and shutters.

Issues: YIP has been based in the building for a year. During this time they have been unsuccessful in identifying other possible accommodation within Maltby. Previously to this they were based within the Maltby Linx Centre but were constrained by the facilities they were able to use and had to fit in around the core provision. Previous to this they also occupied business units where they faced with problems including security heating and toilet facilities.

The involvement of private landlords created more insecurity associated with the occupation of the building. There is also concern over rent increases when the lease comes up for renewal. The group is currently paying out for the hourly use of other buildings including the Edward Dunn, the Coleman Centre and the Queens Hotel. Money is also paid out every week for a storage centre. The lease also requires that the building closes by 8/9pm (and that activities need to be based somewhere else after this time). There is also a constraint on not being able to expand or extend the building they occupy.

YIP is currently constrained by the lack of space to carry out their activities. There is also only a single exit, creating potential health and safety issues. The single entrance/exit to the building is also set back into the building. YIP indicate that many people don't realise its there and emphasise the need for the service to be recognisable. This also raises health and safety issues as the entrance being set back leaves staff feeling vulnerable (and after police advice, actually being vulnerable) as they leave.

The group also has aspirations to provide training associated with parenting but could not identify the space to deliver it. They report being turned down on a number of occasions because of a lack of available space. They have identified that between 3.30pm and 9.30pm that there is a lack of space available within other community buildings within Maltby because of the demand to use the buildings at this time from other groups.

YIP identifies that these problems would be solved by the occupation of a single building, which the organisation could run its activities from. YIP suggests that this would enhance their reputation, raise the profile of the organisation and allow them to provide better activities for young people.

Despite constraints the group have built up some strong relationship with Maltby based organisations including local schools, police, Community Associations & the Parish Council. Good relationships with the CAs mean that they can use CA buildings to provide outreach services for free. YIP provides a lot of outreach work in the different communities within Maltby to try to engage with young people. They also provide trips such as go-carting, day trips etc. The group has been commended (through an external evaluation process) for the links they have made within the community.

YIP operates throughout the school summer holidays. Through a cocktail of funding in the previous summer a programme of activity was provided for the entire six-week summer holiday, providing activities for 285 young people. They have also made links with Maltby Miners Welfare Recreation Scheme, paying a relatively small amount for a huge input by the scheme and the use of their sporting facilities.

Future Plans: YIP continues to seek other accommodation within Maltby. It is currently interested in the new Maltby Methodist Church development, the Bede, the Edward Dunn, the Church of Ascension, and the Children's Society Unit (vacant on Muglet Lane).

Necessary to YIP's activities is a hall that could be occupied for around 2-3 nights a week (which could be occupied in an evening and could be capable of accommodating numerous activities including sports such as five a side football). They would also be interested in having snooker tables. Other necessities would be a committed storeroom, an office and kitchen. YIP also identifies the importance of a new building retaining a Maltby central location (related to the territorial nature of some young people and the need to make access, by foot, as easy as possible from all parts of Maltby).

The group is hoping to get more involved in organisations like Maltby Forum to keep informed about any new development of buildings and services.

• Maltby Linx Youth and Community Centre

Lead Organisation: Maltby Linx (RMBC Young Peoples Service)

Location: Lilly Hall Road (based in the grounds of Maltby Comprehensive School)

Ownership: Maltby Linx is owned by RMBC

Design: Maltby Linx is a purpose built Youth and Community and Community Centre. It is a flat roofed building of unusual design, including a raised 'turret structure', raising a section of the roof of the building and allowing natural light into the main space within the building. The space within the building is dominated by a single large room (30 by 25 metres approximately), which represents the majority of space within the building. There is a computer room, which can hold up to about 20 people. Toilets are also accessible from the main room. There is also a room currently used as an office off the main entranceway.

History: Maltby Linx was purpose built for activities provided for the community and specifically for young people in 1965. It was previously used for a much more generic community use before specialising in youth services in the last 7-8 years. The more specific nature of funding (specifically for services for young people) means that the organisation now only employs staff to provide services to young people. The Community Department however pays the Youth Service to work with other community groups (wider than services for young people).

Use: The building aims to provide services for all young people in Maltby. In particular has a close relationship with Maltby Comprehensive School, taking many students for lunchtime and evening sessions.

Maltby Linx provides a wide range of activities for younger people (aged 11-21), often combining recreational activities with development opportunities. These include issue-based work (e.g. drugs and sexual health), informal education and local democracy (including working towards establishing a Youth Forum for Maltby). This work is balanced by a number of recreational activities including adventurous activities (including trips outside Maltby) and youth club activities (discos, pool etc). Weekend activities often take place within the building to coincide with specialist events. Within a week Maltby Linx can provide services for approximately 500 young people. The capacity of the large single space within the building means they can accommodate over 100 young people in a single evening. Evening use represents the core hours for the Maltby Linx. The core hours for the centre are between 9am and 9.30pm.

The Youth facility generally operates on a 2 ½ hour session basis.

Maltby Comprehensive School also fund four lunchtime sessions.



A number of adult groups also use the building. This includes a Yoga Group; Dance Therapy Group (Addison Road Day Centre); English, Maths, book keeping, IT Skills six days a week (Rother Valley College). Room hire is dealt with by RMBC centrally but the average cost is around £9 an hour. The majority of activities for adults take place during the day.

On average the building is used around 8 ½ hours a day/42 ½ hours a week (occasionally with more than one activity happening at the same time).

Facilities: The building also has the 'Linx Playgroup' based within it (voluntary sector organisation). They provide morning and afternoon sessions every weekday. They have a small secured outside play facility as part of an extension funded by Sure Start

The computer room has 12 computers and can hold up to 20 people.

The Youth Centre has a dance floor with disco equipment. It also has a pool table, sports equipment, television etc.

There is a kitchen for refreshments with cooker capable of producing food for smaller groups.

Maltby Linx has access on an open piece of ground and the school field is accessible on an evening.

The centre is lacking parking provision. This has not caused many problems because of the age of the service user. Some problems do emerge on a morning however with slight congestion.

Condition: Self-rating 4/5

The building is in relatively good condition despite its age. The majority of the problems are decorative. The building has recently had new windows, heating and a new roof.

Issues: The building is managed by a mixture of paid staff and volunteers (relying significantly on time given by volunteers). As well as adult volunteers the scheme also provides valuable volunteering opportunities for young people to work with younger age groups.

As an RMBC building and service Maltby Linx is limited in applying for certain funding sources.

Having a single room makes it difficult to run different activities at the same time. Anyone using the largest room should anticipate some walkthroughs by people using other parts of the building (including access to toilets and the kitchen). This has limited their ability to provide a number of activities within a single time.

The building is available for hire by other organisations. This is done through a central booking system. This has created some minor problems relating to be able to respond to questions asked by potential users and have all the necessary information to hand.

The playgroup and the computer room are closed off in the evening. This is generally because of the hours the playgroup carry out their activities (and their status as a separate

organisation) and the lack of staff members to ensure safety and security within the computer room.

Maltby Linx has cut down on vandalism through actively working and engaging the groups previously causing those problems.

Maltby Linx has well-established partnerships with organisations involved with young people. They provide advice and support to Maltby community associations hoping to develop services for young people (including advice on health and safety, what activities to provide etc). They also have close relationships with Maltby Comprehensive School, the Police (often in the form of joint activities), Groundworks and the Play Group. Most of this communication focuses around particular issues rather than a single forum when all of these groups are represented. Representatives of the Youth Services also regularly attend Maltby Forum and Area Assembly meetings. The youth service find these partnerships very beneficial in terms of raising awareness of their activities within the community and in return for the support that they provide encouraging the signposting by groups to their activities.

Maltby Linx has recently been identified as a centre of excellence within the Young Peoples service.

Future Plans: The Youth Centre is currently in the process of taking action to ensure that the building is fully disabled accessible by raising the lowered dance floor. It also aims to introduce a number of measures to ensure compliance including ramp installation by 2004.

There are also plans to refurbish the toilets, provide new doors and windows, new external lighting and electrical work within the next 5 years (within the RMBC asset management plan).

Maltby Linx hope to work with Groundwork to develop the green area surrounding Maltby Linx in the future, providing more interesting, attractive landscape, benches and shrubbery. The aim is to vitalise this area and create an outside extension of current activities.

Maltby Linx is working towards establishing the nature and level of support that community based organisations require in providing activities for young people within their areas. The Youth Service although very successful in the use of their facility realise the limitations of a centrally based youth facility (especially in relation the most excluded young people) and recognise the need to be supporting youth provision in the individual communities within Maltby.

There is also a possibility that with a successful Private Finance Initiative bid (to be submitted in March 2004) that the redevelopment of Maltby Comprehensive School will also trigger the redevelopment of the youth centre. A strategic aim of the government is to ensure that as well as a new school every comprehensive school is equipped with a new youth centre (part of building schools for the future initiative).

• Maltby Community Library

Lead Organisation: RMBC

Location: High Street, in the central area of Maltby, in close proximity to the civic buildings, leisure centre and health centre



Ownership: RMBC

Design: A large flat roofed building, and a dominating feature of the High Street in Maltby. The library includes a large community room. Much of the library is open plan on the ground and first floor.

History: The Library was purpose built in 1965

Use: The meeting room is hired out through a booking system based within the library. There are regular bookings but there is potential for more use within the building. The Workers Education Association, Weight Watchers and the Local History Society currently use it. This totals in an average of around 4 hours every week.

The community room is charged out at £15 for a two-hour session during core hours. The charges are levied discretionally dependant upon the nature of the activity and the organisation. The charges increase after core hours because of the need to subsidise the caretaker's time.

Facilities: The community room includes a stage and furniture for meetings. It is capable of accommodating over 60 people. Wheelchair access is possible to the ground floor but not the first floor.

The building lacks public toilets although in the case of meetings users are allowed to use the staff toilets

On the ground floor within a partitioned section of the library there is a small IT suite. The library provides basic IT sessions (including internet sessions) for adults and children (through links with schools). Rother Valley College also hired the suite to run a ten-week Internet course.

The library also provides a number of services to local groups and individuals including subsidised photocopying.

Condition: The windows of the building are very old and their design means they always look dirty, which does not reflect well on the overall the appearance of the library. This has been suggested to have negative effects on its use. The roof would also benefit from renewal.

Maltby's Future (Page 45) suggests that:

Many users, along with members of Maltby Library, have expressed concerns about the poor appearance of the library and its frontage.

Issues: A big issue for the library is the lack of a lift from the ground to the first floor (where the community room is located), preventing wheel-chair access.

There is also a lack of public parking (although the Coop car park is often utilised for this purpose). In addition to this the library lacks public toilets, baby changing facilities, tea coffee facilities etc, which create a number of barriers and limits the potential to attract certain user groups.

The Library is also suffering from a lack of space and the need to house more staff and resources within the building. The stage within the community room has been gradually overtaken by the need for more storage space to service the offices. The government initiatives, which libraries have been encouraged to become involved with are limited in their scope because of the need for space to accommodate these (such as a lack of display space for the BBC's Big Read).

Other problems are related to young people congregating around the entrance to the library during lunchtime. This can be intimidating to the people hoping to come in and access the facility. It also contributes to problems around litter and graffiti. Discussions are currently underway with Maltby Comprehensive School to identify how to address these problems.

Other issues identified are the limitations on evening use because of the library closing times and the need to have staff within the building to ensure security and safety. Although the library closes at 8pm on a Monday and Thursday a significant proportion of activities require access between 7 and 9pm.

The Library has a 'Friends of Maltby Library' group, which represent a consultation forum and method of generating new ideas for the use of the library. This group has proved to be successful in raising the profile of the library as a development issue within Maltby. Despite this there is still a deficit in mechanisms to achieve the redevelopment of the library.

The library is very interested in forming closer relationships with other organisations operating within Maltby. It is very keen that organisations are made aware of the services that it provides and are able to signpost individuals to its services. It is particularly interested in contact with training providers who could provide complimentary training within the library. They particularly valued the Voluntary Action Rotherham Community Development Worker who regularly attended the 'Friends of Maltby Library' meetings and provided a lot of information about other developments and organisations within the Maltby area.

Future Plans:

Plans are in place to redecorate all the libraries within the Rotherham Borough. A new central heating system is also planned for the library.

See Page 72 for information about a potential library redevelopment.

• Maltby Miners Institute

Lead Organisation: Maltby Miners Institute Recreational Ground Scheme

Location: Muglet Lane

Ownership: CISWO (Coal Industries Social Welfare Organisation)

Design: Purpose built, brick, flat roofed facility for the model village

History: The facility was built in 1910 to provide facilities for local miners. Although over the years as the number of people involved in the industry declined the centre continues to provide services for that community. It has retained its close links with CISWO and many users of the facility have close relationships with the industry, as descendants or relations.



The building has been refurbished twice since its construction the latest after a fire in 1978.

Use: Several groups have meetings in the facility. This includes Birks Holt CA, Maltby Junior Football Club, Miners Widows Association, the Maltby Retired Miners Association, Maltby Colliery Band, Maltby Cricket Club and Birks Holt Sports Association. No charges are made to these groups as most just occupy space within the pub. Other uses include Bingo and old time dancing. The building also continues to be used as a base for the meetings of the National Union of Mine Workers.

The facility is opened every day, mostly from midday/early afternoon until last orders.

Cleaning limits any use of the buildings on a morning.

Facilities: The facility is divided into three rooms; the lounge (100 people) the taproom with snooker and pool tables (150 people), the concert room with a stage and lounge (320 people with a dance floor, and 300 people without).

The building is also across the road from a bowling green, three football pitches and a cricket pitch. These are largely self-financing because of the amount of use they get (the group has a waiting list because of the high number of bookings).

Condition: Self-rating: 4/5

Minor decorative problems were identified

Issues: The facility is managed by a number of Trustees and Directors. The profits generated through the bar is reinvested back into the facility and towards improving the facilities associated with the recreational ground.

Any use of the facility by other community groups and for other activities would have to be approved by the trustees, especially if it involved hiring out one of the three rooms.

Activities are advertised through local press and through the club.

The Institute have regular contact with the crime prevention officer, which has reduced problems with vandalism. The group also provides services for local schools for sports days and have connections with the Youth Inclusion Project (YIP), which used the facility over the summer holidays.

The group have recently had a new facility built (18 months ago) to service the cricket and football pitches incorporating changing rooms and showers. The development cost £300,000 for a new-build and was funded entirely through the welfare scheme. The facility includes 8 dressing rooms and 2 function rooms (no bar). These are for the use of those using the football and cricket pitches and are used predominantly on Saturdays and Sundays. The buildings are used occasionally for midweek matches. There is potential for groups to use this facility but the costs and practicalities and the requirement to have someone to look after the building and lock up may represent significant barriers to this.

Future Plans

No future plans at this time.

• Maltby Sports Centre

Lead Organisation: RMBC (Education, Culture and Leisure)

Location: Behind the Library (High Street), accessible from Braithwell Road

Ownership: RMBC

Design: The building contains three swimming pools. Because the finished building does not reflect the original design concept many of the facilities were adapted during construction. The narrow corridors for example and the difficult access to the activities room are because those facilities were never originally intended for community use. It was also identified that the building was originally designed with the wrong proportions of staff, storage and public space.

History: The centre was built in the early 1970's. The original concept was for a multi-purpose centre incorporating 'dry' sports facilities as well as the pool. The money to complete the refurbishment ran out in 1974 and the original concept of the centre was never made a reality.

Use: The activities room is used approximately 16 hours a week. The core hours are variable with use taking place across evenings, mornings or afternoons (although mornings are used the least). Activities include aerobics, a karate club (evening), the RAILL Group (Rotherham Activities in Later Life), a parents and toddler group (afternoon) provided by the Workers Education Association. Occasionally the room is also used as a training venue for RMBC.

Many organisations also use the pool including scout groups, schools, Addison Day Care Centre, Age Concern, church groups and YIP.

The centre also functions as a base for the Active Communities Officers, managed by RMBC sports development unit (externally funded unit by Sports Action Zones). They have a role in developing sport and recreation in the community (including helping local groups accessing training and funding and helping groups to become self sufficient).

One advantage of the sports centre as a provider of community space is the opening hours. They operate between 7.30am until 9.30pm on a weekday raising the potential for evening activities.

Facilities: The building currently contains three swimming pools and diving facilities as well as an activities area. Maltby Sports Centre represents the best swimming facilities in the Rotherham area and also has the best disabled access to the pool in comparison to other facilities.



The facility contains a large 'activities room' originally designed as a café and converted to an activities room in the 1970's. Although the room is useful for some activities there is not enough space to provide any reasonable substitute for an indoor sports facility. It is surrounded by windows and has a low ceiling. Legally the activity room can accommodate 200 people although 50 people were identified as a comfortable amount. This community space is currently only accessible through areas originally meant to be occupied by centre staff only. Other accessibility problems relate to the narrow corridors and lack of lifts.

The activity room is equipped with facilities to provide teas and coffees. Other facilities provided include TVs, chairs, tables, flipcharts etc.

The activity room is also attached to an outdoor enclosed play area provided on the flat roofed section of the sports centre, used by a parent and toddler group.

The centre is also adjacent to large playing fields with a football pitch and a play area with an enclosed basketball court.

Condition: Self-rating: 2 ½/5

Lottery money was obtained in 1995 to replace the panelling on the outside wall of the centre. Recently the changing rooms have been upgraded, disabled facilities improved and the pool retiled.

Despite this there are also significant problems with the pool, the drainage to the centre, a decline in the superstructure, corrosion in plant room and other issues, which represent serious problems for the effective continuation of the current service.

Issues: The pool facilities are often not used to their full potential. Often sections of the pool have to close due to staff shortages and for budget issues. Increased health and safety requirements in terms of the supervision of the pool (and therefore an increase in costs) have also resulted in a closure of some sections. Presently there are also problems with groups being unable to pay the going rate for hiring the pools.

The amalgamation of the education, culture and leisure may have also resulted in leisure service taking the brunt of any cuts. Arguably they are seen (unlike education) as a non-essential service.

Activities are mainly promoted through leaflets available on site. The majority of marketing of activities is done on site.

The centre has experienced a lot of problems with anti-social behaviour, graffiti and vandalism. The centre is quite isolated from the rest of Maltby (bordering no main roads).

Many young people congregate around the entrance, which at night can be very intimidating to users. Difficulties have been identified in securing the building while avoiding presenting an inaccessible image of the centre. The centre staff team has recently become a lot more vigilant at dealing with these problems. An example of this is close working with local schools to report truancy and not allowing truants to come into the centre.

One of the major problems is that there is no perimeter around the centre and many alcoves where people can congregate. Also getting the police to patrol this area is difficult because of its isolated location from the rest of Maltby.

Future Plans: See page **69**

• Rotherham Management Agency Training Centre

Lead Organisation: RMBC (Social Inclusion/Chief Executives)

Location: The RMA Training Centre is based on Byford Road, on the west side, very much on the periphery of Maltby

Ownership: The RMA Training Centre is owned by RMBC

Design: Brick Built Flat Roofed Building. Reception area and 10 large rooms (including 2 IT suites and an engineering room)

History: A purpose built shoe factory built in the 1950s. It became a training centre to serve all of Rotherham about 20 years ago. Originally open plan factory space it has since been subdivided into a number of training rooms

Use: The RMA currently provide placement training for school age children and in the past have carried out work for private engineering companies. The type of training provided includes engineering, motor vehicles, wall and fabrication, construction, IT and basic skills.

Facilities: The building has two IT suites (12 computers in one and 20 in another) and a number of training rooms (some equipped with engineering equipment). The building is currently not wheelchair accessible but because of the uncertainty of the length of time they will occupy their current premises no timescales or funding have been identified to provide this (although architects plans have been drawn up).

Condition: Condition self rating 3/5

The main problem with the RMA is the roof, which is often leaking and cannot easily be repaired. The central heating is adequate and the building is in need of internal decoration.

Issues: The building itself is not very visible from the main road. Its positioning on the very outskirts of Maltby does favour its use as community resource.

The facility provides very specific services for a Rotherham wide client group (through a system of referrals). It is therefore distinguishable from other Maltby based 'community buildings' in that its clients are not specific to Maltby, nor is it within its remit to prioritise use for Maltby people. It attracts its clients through Rotherham wide marketing and receives its referrals through schools and careers services (with each client registering at a central Rotherham point). It is funded primarily on a contractual basis (based on the number of clients), through the LSC and is also subsidised through RMBC and the occasional private contract.

The RMA have no plan to lease rooms out because of a lack of capacity within the building.

The RMA have no capacity to provide services that they cannot receive significant funding for making the use of the building as community resource look unlikely.



Future Plans: The Council is currently exploring the RMA becoming an arms length organisation (potentially with a decentralised budget, an expectation to be self-sustaining and devolved responsibilities to a new management committee).

Issues have also been previously discussed around the location of the RMA in comparison to the client base, which they serve. Maltby being on the periphery of Rotherham raises barriers to a Rotherham wide service (some based on the opposite side of Maltby) being able to access those services. RMA could possibly move to more centrally based (Rotherham) premises in the future vacating the premises.

• St Bartholomew's Church Parish Rooms

Lead Organisation: St Bartholomew's Church (Reverend Peter Turnbull)

Location: Church Lane, next to St Bartholomew's Church.

Ownership: Rented to the Church from RMBC

Design: This flat roofed, panelled wooden building contains 2 large rooms (each approximately 15' by 13' and allowing for around 40 people in each).

History: Originally the rooms were classrooms belonging to Maltby Church School whose main premises were on the opposite side of Church Lane. When the school was sold off to private developers the church decided to rent the classrooms as 'parish rooms'.

Use: There is a regular programme of use including Parish Council Meetings; training for parents and mother and toddler groups (Sure Start); Mothers Union; Workers Education Association; St Bartholomew's Sunday School (Sunday mornings); Yoga Group. Sure Start uses the building more than any other group and provides a crèche within the building for many of its training activities. The total use averages around 20 hours a week. There is spare capacity to use the building especially because there are two rooms within the building, which could be used simultaneously.

Facilities: The entrance isn't particularly accessible for wheelchairs and there are no disabled toilets. The building also contains a small kitchen.

Condition: Self-rating: 4/5

There are occasional problems with the heating system (mostly due to its age).

Issues: The Parish Rooms have a permanent booking clerk whose details are published in the Parish Magazine and through the Library. It was identified that the use of the building could be increased through better promotion.

Upkeep, insurance, maintenance etc is paid for through hire charges. Although this income is significant there is still a funding gap, which is filled through a subsidy provided by the Parish Church Council.

Future Plans: Despite the relatively good condition of the building the design and structure is very dated. Although this does not limit the activities, which take place within the building it does effect the perception of the building by potential users. It is hoped in the future to achieve a full renewal of the building.



The Parish Rooms are located at the beginning of a popular walking route, including Roche Abbey. Because of this favourable location the creation of toilet facilities and potentially tea rooms has been suggested, which would increase the numbers of walkers and provide income to support a new community space.

• Sure Start Office (Blyth Road)

Lead Organisation: Sure Start Maltby

Location: The Sure Start office is based on the lane running parallel to Blyth Road, close to where Blyth Road and Rotherham Road meet.

Ownership: Private Landlord

Design: The board meeting room is 20 x 15 metres (it contains a conference table for about 12-15 people).

History: The building is owned by a private training organisation (Morphing Training). It was originally used as an abattoir. Sure Start occupied the building in 2001 when the project first began.

Use: WEA run a computer-training course within the building. Sure Start also facilitates support sessions on breast-feeding. A childminding network meet on a regular basis and Sure Start also support a baby massage group. The Sure Start office is open to the public all day, and has a reception desk where people can come to access advice.

Sure Start staff occupies the building between 9am and 5pm. There are several key holders and the staff operates a booking system for the use of the available space. Sure Start is open to the use of their facilities and would be prepared to accommodate activities on evenings and at weekends when possible. It was indicated however that not many groups have approached them to use the building, most likely because of the limited size.

Facilities: Within the building there is room for about 8 people and children (the board room). There is also a baby feeding room (room for about 2 or 3 people at any one time).

Sure Start can provide crèche facilities and because of the nature of their main user group this has been identified as crucial for organisations using the building to ensure people can fully participate. They also run a toy library from the building

Sure Start identify that parking is particularly difficult, that there is no wheel chair access to the building.

Condition: Self-rating: 4/5

Issues: The premises were identified as barely adequate for office space and inadequate as a community facility because of the lack of space. The lack of level access, the size of individual rooms and the narrow corridors was all identified as contributory factors to its unsuitability.

The facility is currently up for sale. Sure Start has no interest in buying the building and is also concerned about the levels of rent in the future. They identify occupying the building on a leasehold basis, is restricting their ability to plan services in the future.



As well as providing core services they also have an enabling role in supporting others providing services for parents and under-4s, in terms of ongoing advice and support, as well as capital funding to improve facilities. A lot of this funding has translated into the provision of new outside play facilities. They were also the catalyst for the new Tot Spots development.

Sure Start currently uses a number of other buildings in the Maltby area to provide their services. This includes the Coleman Centre, Maltby Craggs School, the Salvation Army, the Full Life Christian Centre and the Library.

Sure Start activities are promoted through local health visitors and the parent link worker. In addition to this Sure Start have carried out a large consultation with local people and have advertised in local newspapers. They are also currently planning to utilise radio Nightingale (hospital radio) as well as having a close relationship with Maltby Forum.

Future Plans: See page 78

• Tot Spots Early Years Centre

Lead Organisation: Tot Spots Early Year Centre

Location: The old police station on the High Street in central Maltby

Ownership: Tot Spots Early Year Centre (Private Limited Company)

Design: Old Police Station building, brick built with pitched roofs

History: The lead individual on the project (currently a provider of private care for under 4's in Maltby) was approached by Neighbourhood Nurseries to expand and open a larger facility because of the need identified within Maltby for provision for under 4's. The group was informed that grants were available and when the old police station building (originally built in 1913) came up for sale was purchased. The building is expected to open in October 2003. Significant internal alteration has taken place to make the best possible use of space. The capital has been provided through the Building Neighbourhood Nurseries Fund (New Opportunities Fund and DfES) and the revenue provided through Sure Start.



Use: Tot Spots hopes to register 90-100 children (including 12 babies) and will have a catchment area of all of Maltby and wider. It is expected to create 400-500 sessional places a week.

The building will operate from 8pm until 6pm. The group are considering applying for planning permission to open after those hours and are also considering the possibility of providing after school clubs through making links with the local schools.

Tot Spots are also expecting to rent out the training room. Sure Start has indicated an interest in using this. It will also function as an overflow. Neighbourhood Nurseries and Sure Start each indicated keenness in having this extra facility within the development.

The project is aimed towards providing a pre-school service to enable more parents to obtain work. Although operating as a private nursery, fees charged are controlled through regulation and are subsidised through central government to ensure that they remain affordable.

Facilities: The facility will provide 5 nurseries, one baby room, a training area, a recreation area, an office staff room, a resource room and another office.

The facility will include a training room on the ground floor (4x5 metres; 20 m²), which will be let out to other groups.

The building will be partially wheelchair accessible (the exception being the upper storey, which will be mostly offices).

The building will also have secure outside play facilities and a play facility on the roof (the rainbow garden).

Condition: Self-rating: 5/5 (brand new building)

Issues: The service will be promoted through leaflet drops, newspaper articles, open days and well as some sort of grand opening. The location of the building (on Maltby's main arterial road) was identified as being very beneficial in attracting users and promoting their services.

Future Plans: Those involved in the project aim to get more involved with the community and other community-based organisations once the centre opens.

• White City Community House

Lead Organisation: White City and Strauss Crescent Community Association (WCCA)

Location: 23 Quilter Road, on the White City estate, on the far west side of Maltby.

Ownership: South Yorkshire Housing Association (SYHA)

Design: The Community House is a two storey semi-detached house. Some conversion work has been done on internal partitions to create a secure office base for SYHA on the ground floor.

History: Transferred from the Coal Board to South Yorkshire Housing Association (SYHA) in 1996 as part of a programme of regeneration. SYHA agreed to the use of the building as a community facility to be managed by WCCA. The property is about 50 years old.

Use: White City/Strauss Crescent Community Association (WCCA) provides activities, accessed by people living in the White City/Strauss Crescent area of Maltby. The core activities include:

- Bingo (6 hours a week)
- Parent and toddlers (4 hours a week)
- Partnership meetings, Community Association meetings etc (12 hours week).
- Members of the Community Association also spend an extra 12 hours a week working in the office on a variety of projects and development issues.

In addition to the community use the building provides a part time base for SYHA to run housing surgeries.

Facilities: The building has a small outside, secure play area and fixed play equipment for use by the parent and toddler group. It also has two toilets and a small kitchen. The building current has 3 rooms (approximately 12 square metres each), which can be used for community activities and one box room (where the WCCA office is based).

Condition: The building is structurally sound and in a good state of repair. It is in need of decoration however.

Issues: WCCA is limited in its ability to develop certain activities and increase the numbers attending bingo and using the parent and toddler group (it can only have six parents and toddlers at a time and demand is three times this much). It also has aspirations to run activities for young people and has attempted to do this in the past .The space available prohibited this use and continues to do so.

The building also does not have disabled access and seemingly little capacity to develop this because of the constraints of the design in terms of layout and overall space. The building is not wheelchair accessible.



Since the demise of MACA (Maltby Amalgamated Community Associations) and the group insurance policy it provided the public liability insurance has significantly increased, having detrimental effects on the finances of WCCA.

No other community building in the White City area can respond to the needs that WCCA is currently addressing through its activities. Although their activities are limited in the numbers of people they can provide services to they do have positive impacts on the lives of people accessing them.

The building has also strengthened WCCA's position as an organisation attempting to effect change in the area, though partnership approaches involving landlords, police and other service providers. The accommodation has help to reinforce the image of WCCA as a permanent organisation.

Future Plans: The arrangements between WCCA and SYHA with regard to the use of the Community House will be included within an estate agreement (official agreement). This should secure the building as a community asset for the foreseeable future. There are no plans at this point to develop any aspect of the Community House.

WCCA are currently exploring the possibility of a new purpose built community centre on Mortimer Road and Elgar Drive. There are aspirations to utilise both areas, one for an open-air facility incorporating play areas and the other for a community centre. Specifically it is hoped that these will provide services for parents (childcare and support initiatives) and services for young people). WCCA are currently awaiting a decision or an indication by RMBC to establish whether the land could be made available. It is anticipated that a new community centre would provide services for the residents of White City and surrounding areas.

WCCA are currently in discussion with a number of agencies to explore the provision of the facility including housing associations, the local authority, private landlords, Sure Start, YIP and Maltby Linx. Sure Start has advised that a bigger area is needed to improve the provision for under 4's (i.e. to provide play schemes and parent and toddler groups). YIP have identified that more space would be needed to provide activities related to services for young people. Representation from the above organisations could potentially make up part membership of a steering group to oversee the development of the project.

A grant from New Opportunities Fund (possibly accessible through the 'Fair Share Initiative') could potentially fund projects involving providing child care out of school hours (an initiative current lacking within Maltby), neighbourhood nurseries and integrated children's centres. The CA could also explore grants from the Community Fund and from the Coalfields Regeneration Trust.

A priority for White City is to link their development to the provision of particular services, to have a very clear idea about 'a typical day' within the centre and how this caters for the needs of the wider community. Support required includes officer time for project development (including sourcing funding and links to service providers who could operate from the building) and for clear plans linked to the provision of the particular services required.

In Brief...

- **Blyth Road Medical Centre & Queens Medical Centre (Muglet Lane)**

The Primary Care Trust reports that both of these buildings are small and are overcrowded. Both do not have any committed community space.

- **Church of Ascension**

This 1912 built church is now on the market for a private sale. Historically it was created to provide a church for local miners. Its golden era (when it experienced the most use) was in the 1950's and it closed in May 2001 mainly because of the decline in the congregation size. It was also very difficult to heat, resulting in high running costs. The Ascension Pre-school, which was about to close despite, rather than as a result of the closure, was using the building at the time.

Previous to the closure there was an attempt to convert the church into partial community use by partitioning off a large proportion of the building. It was reported that the opening of the Edward Dunn Memorial Centre collapsed the market because many groups at that time could use it for free.

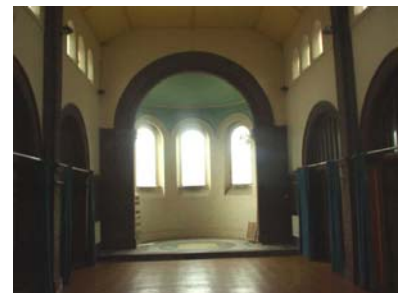
Indications of interest, since the building has been on the market, includes use as an alternative health centre and accommodation for businesses. Interest has been shown for its conversion into some sort of community use but at this time there are no definite plans or lead organisations to progress this. Other uses resulting in community use, which have been speculatively considered is a facility for the YIP and the development of the building into a cultural centre for Maltby.

Problems related to the building are not necessarily related to the cost associated with buying the building but the more the cost associated with having to refurbish and adapt it for a different uses and having to pay for the high maintenance costs associated with the services and repairs (which would be more expensive than on a normal building).

Other developments considered include a scheme involving housing associations to convert it into some sort of flatted complex. The costs of development were identified as too high however. Also the land values in Maltby and the housing market is not conducive for a speculative developer to buy the site for housing development.

One of the major constraints for development into community use is cost including the problems caused by the size, the high running costs and the high development costs. Despite a relatively low asking price the redevelopment is likely to be a six-figure sum creating a major barrier to community use.

The ambition for using this building for community use must be considered against the need for the current owners to accept any reasonable offer on the building, and the rareness of an offer will mean they would have to take it regardless of any application in progress by a



community based organisation. To take it forward as a project would therefore represent considerable risk for the organisation. The only possible way of avoiding this problem (and the costs associated with project development such as feasibilities and business plans) will be for an organisation to purchase the building speculatively, a flexibility, which is rare in today's funding environment.

The purchase could feasibly be carried undertaken by consortia of organisations, each with accommodations requirements. Many of those identified as requiring space however do not have the flexibility within their budgets or the amount of capital required (many have budgets to enable the paying of rent).

- **The Joint Service Centre**

The Joint Service Centre aims to accommodate a number of services; front of house staff including the PCT, social services, housing and potentially council tax and benefits. Most significantly will be the replacement of the Maltby Health Centre and Maltby Civic Centre, which will be subsumed within the scheme. The site opposite the secondary school is being considered as a possibility. The start date to begin the construction of the centre is late 2005. There is an intention to have a detailed consultation with local people through the Area Assembly on the detail of the scheme. Community space may be included. Considering the number of developments incorporating community space, taking place in central Maltby, providing this within the new development may have detrimental effects on the use of space in the other buildings. There may also be potential access problems related to the core hours of operation of the Joint Service Centre and the security issues related to storing sensitive information, which may limit the opportunities for evening use.

- **Maltby Comprehensive School**

In addition to the Adult Skills Centre (page 92) the school has a theatre, dance studio and a gym, which can be made available for use by the community. With the exception of the gym, which is used by the Badminton Association the school does not experience a lot of community use.

There is a significant classroom shortage, which affects the ability of the school to accommodate community use. The drama room for example now has to be used as a teaching room. The school has been identified as a possible location for a new Cultural Centre for Maltby (page 74).

The school is currently involved in applying for money to build a new comprehensive school as part of the 'Building Schools for the Future' scheme/strategy (which is linked to PFI). If the comprehensive school were to be successful in receiving money the building would begin around 2005/2006 and would be completed by 2009/2010. Building Schools for the Future is a new scheme/strategy to create new buildings with excellent standards.

The school has applied for a PFI previously but was rejected because of the number of PFI credits that Maltby has already received. In addition to this the success of the schools in



relation to examination results may have raised the school above the level of priority required for acceptance.

A new school would be likely to contain extra provision to encourage 14 to 19 year olds to remain in school for longer periods of time. The school is likely to include provision related to vocational training, linked to priorities in the job market. The school could also include a neighbourhood-learning centre to widen participation by the community (which is likely to include an IT suite). The new school could result in the provision of more community space.

The scheme is likely to be connected to the Joint Service Centre (Page **137**) in Maltby, which may be built on the site opposite the school.

- **Maltby Craggs Infant and Junior School**

Maltby Craggs School has a committed space for use by the community. A women's group and a training organisation currently use it. Currently the room is only accessible through the school grounds and through the infant's playground creating substantial security problems for the school and practical access problems for users.

Like all schools Maltby Craggs, to enable the hiring the building at night, has to ensure it does not make a loss on the costs it incurs including, service costs and the cost of caretaking. This has led to the need to attribute higher charges to evening use. The school also has no committed parking facilities (including staff parking facilities).

Plans are in place to demolish Maltby Craggs School and replace it with a new school on Tickhill Road (Page **78**).



- **Maltby Health Centre**

Maltby Health Centre was built in the 1970's. It has been identified as cramped, old fashioned, out of date, impractical and overcrowded. The health centre is currently being considered for demolition as part of a new scheme combining health and leisure services.

The health centre has an education and resource room where baby clinics, eye clinics, health visitor assessments and STEPS sessions (mental health issues) are held. It is used approximately 20 hours a week. This was indicated as the critical mass in terms of use. The room is approximately 8 x 8 metres and is equipped with chairs and tables. It can hold approximately 20-30 people. It also has an attached play area based within a conservatory, used while parents are receiving treatment.

Community use was identified as not being possible within the building because of the overall lack of space and the need to have the available space available for patients and staff as well as the health issues activities that currently take place within it. It would also be difficult to allow use of the building outside of core hours because of staffing implications and security issues associated with medical records.

The centre also has significant problems with anti-social behaviour around main entrance. This is connected to the sheltered walkways and the secluded positioning of the centre. This could also further preclude evening use.

- **Maltby Job Centre**

The job centre is based very close to the main crossroads within Maltby (Abbey Court, Grange Lane).

The Centre was identified as having a lack of space to support community activities. There are no training rooms within the building and no suitable meeting rooms (the job centres has links to these in other job centres, which are not located within the Maltby area) limiting the capacity for community use. Concern was also expressed in relation to data protection issues, security and safety with any open use of the building. Regulatory could prevent independent community use because of these issues. The only potential for community use are the interview rooms, which could accommodate very small meetings. The potential for this however is limited by the large amount of regular use the rooms currently experience.



- **Park Hill Lodge**

Park Hill Lodge is a care service of Rotherham Social Services located on Larch Road in the Cliff Hills area of Maltby. It is a two-storey building, purpose built in the 1970's. The centre offers accommodation for up to 22 people with learning disabilities on short term, long term or respite care basis.

The communal space includes dining and two lounge areas. This space would be most suitable for community use. The ground floor is also suitable for wheelchair access.

The communal space within the building is considered as an extension of the resident's homes. It was identified that it would be inappropriate to open out the use to other groups without a connection to the centre.



The centre has a 'Friends of Park Hill Lodge' organisation, which involves staff, residents and local volunteers aiming to provide new and improved facilities. This organisation concentrates on improving the facilities surrounding Park Hill Lodge. They have recently been successful in developing a Sensory Garden (funding through B&Q with labour provided by Groundworks). The group is currently in the process of developing a new putting and bowling green, which is planned to be open on the weekend for use by local people. It is also hoped that actively engaging with the community will limit some of the current problems with vandalism on the site. It is hoped that these types of initiatives will bring the outside community together with the client group. The 'Friends' group are the only organisation, which uses the building (for meetings) other than local residents.

- **Queens Nursing Home**

The Queens Nursing Home is a purpose built residential home for elderly people built around 8 years ago. It provides residential and



nursing services. It is attached to the health centre of the same name. Each resident has their own bedroom and shares communal space. It was identified that the communal space (the only potential space to be used as community space) should be considered as an extension of the resident's living space and should not be considered an available for this type of use. There is also likelihood that the National Care Standards Commission would take issue with any development in this direction. There also several other barriers preventing this use including requirements about criminal records checks for care homes for users the building.

Activities provided 'in house' include coffee mornings and Christmas/summer fairs. The activities sometimes bring other people in to the facility but these tend to be friends and family of residents. The organisation is seeking to explore opportunities for residents to link in with activities outside the home to improve their social contact. They would be interested in any suggestions (especially any shows, activities involving handicrafts, chair aerobics etc).

- **St Bartholomew's Church**

St Bartholomew's Church (in 'old Maltby') is probably the most impressive building within Maltby. It also includes the oldest structure in Maltby, a Norman Tower. It is of historical interest and the site has potential to be marketed as a more recognised tourist attraction. It is located at the start of a number of well-used walks within Maltby, which connect to and is in relatively close proximity to Roche Abbey.



The church is in process of developing disabled access to the building. This is proving difficult because of the historical status and design of the building. The church maintains the traditional pews (long wooden benches, which dominate the space). This limits the opportunities of certain types of activities (outside of those associated with worship) to take place within it. The church is also complemented by St Bartholomew's Parish Rooms based very close proximity to the church and providing more suitable space for community activities (see page 129).



- **Walters Road Foundation Unit**

Walters Road Foundation Unit is located in close proximity to the Edward Dunn Memorial Hall and the site of the new Sure Start building (page 78). Its services are linked to and are designed to complement the Maltby Craggs Infant and Junior School. In conjunction with the school development the centre will be demolished when the new PFI development is complete and the service will be subsumed within the new school.



The current building was found to be unsuitable for community use mainly because of the lack of suitable facilities (e.g. the majority of the furniture is only suitable for under 4's). There is also no caretaker available to lock up and open up on an evening (the only time the building will not be used).

There are also asbestos problems in the old buildings and because of their age and because they are scheduled for demolition the buildings are unsuitable for refurbishment or re-development.

Appendix 1**Community Buildings Assessment Schedule****1. Contact Details**

- 1.1 Name of the Community Building (including any colloquialism/local name):
- 1.2 Key Contact:
- 1.3 Organisation:
- 1.4 Postal address:
- 1.5 Phone number:
- 1.6 E-mail:

2. Location and Access

Mark location on Map

- 2.1 Would you say the building is easy to get to for Maltby people?
- 2.2 Is it easily accessible by public transport?

3. History (To achieve a short description of its evolution)

- 3.1 What was the building used for originally?
- 3.2 How old is the building?
- 3.3 When did it begin to be used as a community building?
- 3.4 How has it changed and why?

4. Ownership

- 4.1 Who owns the building?
- 4.2 Have you experienced any problems with this?
- 4.3 Are there any plans to change this arrangement?

5. Management

- 5.1 Who manages the building (Individual staff and organization [including legal structure])?
- 5.2 How is the building managed (i.e. permanent staff member, key holder, several key holders, booking system etc)?

- 5.3 Are there any plans to change this arrangement?
- 5.4 Have you experienced any problems with this (i.e. are there enough members of staff/level of skills etc)?
- 5.5 What are the opening times of the building (i.e. fixed hours or for flexible use – how is flexible use managed)?
- 5.6 What insurance policies have you got in place?
- 5.7 Do you have an equal opportunities policy?
- 6. Occupation**
- 6.1 Are there any other organisations based within the building on a permanent/part time/temporary basis?
- 7. Use**
- 7.1 Who uses the building?
- 7.2 What do they use it for?
- 7.3 How often is it used?
- 7.4 Do you have a regular programme of use?
- 7.5 How many people use the building on average a week?
- 7.6 Do any of the users experience difficulties in using the building for their activities (size, design, parking etc)?
- 7.7 Have you ever been approached by people hoping to use the building but weren't able to help?
- 7.8 What were the reasons for this?
- 7.9 Would you say that you have a surplus of space, the right amount of space, more than enough space?
- 7.10 Would more than one activity be able to take place within your building at any one time?
- 7.11 Are there any reasons why some people would not use the building?
- 7.12 Are there any restrictions on the use of the building (i.e. historical/ legal)?
- 7.13 Do users and/or the community have an input to how the building is used?
- 7.14 How do you promote your activities?

8. Design

- 8.1 How many rooms does the building have?
- 8.2 What is the approximate size of those rooms (square feet/metres)?
- 8.3 How many people are allowed to occupy the building at any one time (is a breakdown for individual rooms available)?
- 8.4 Does the design and layout of the building suit its use?

9. Facilities

- 9.1 Does it have toilets?
- 9.2 Does it have showers?
- 9.3 Does it have baby changing facilities?
- 9.4 Does it have disabled access? (None/partial/full)
- 9.5 Does it have disabled toilets?
- 9.6 Does it have crèche facilities?
- 9.7 Does it have a kitchen (for food, refreshments etc)?
- 9.8 Does it have parking facilities (for how many vehicles)?
- 9.9 Is it attached to any usable outside areas (i.e. playing fields, parks, secure outdoor play facilities etc)?
- 9.10 What other facilities exist within the building, which benefit the users?
- 9.11 Would you say that you get maximum use out of the facilities you have in place?

10. Condition

- 10.1 On a scale of 1-5 could you indicate to me the condition of the building (5 is very good condition and 1 is very bad condition)?
- 10.2 What is the nature of the problems, if any (i.e. structural, decorative etc)?
- 10.3 Have you had any work done to improve the condition of the building?
- 10.4 Have you identified what need to be done to improve the condition of the building?
- 10.5 Have you identified any costs associated with any of the above?
- 10.6 Have you accessed funding to make these improvements?
- 10.7 Have you any plans or time scales to make these improvements?

11. Safety and Security

- 11.1 Are you satisfied that the building is safe/secure for the activities carried out within it?
- 11.2 Have you taken any action to improve this?
- 11.3 Have you any plans to improve this?
- 11.4 Do you have an up to date Health and Safety Policy?
- 11.5 Do you have any problems with vandalism or anti-social behaviour?
- 11.6 Is the building alarmed/security gated/shuttered windows etc?

12. Finance

- 12.1 How is the building currently paid for? (How is rent/mortgage paid, how is maintenance, cleaning paid for?)
- 12.2 Are there any problems with affording to maintain the building?
- 12.3 How much do users of the building pay (by the hour, part time use etc)?
- 12.4 Are there any plans to alter this arrangement?
- 12.5 Who decides/reviews the letting policy?
- 12.6 Who manages the finance?
- 12.7 Do you have a funding strategy in place?
- 12.8 Is your building self-financing?
- 12.9 What sources have you explored to obtain funding?
- 12.10 Have you considered any methods to generate income and what are they?

13. Future plans

- 13.1 Are there any plans to improve security/refurbish/redesign/demolish the building (with timescales)?
- 13.2 Are there any plans to change the ownership of the building (with timescales)?
- 13.3 Are there any plans to change the management of the building (with timescales)?
- 13.4 Have you done any feasibility studies/business planning related to any of this (with timescales)?
- 13.5 Have you got any interest from potential/actual funding organisations (with timescales)?

14. Relationship with other organisations

- 14.1 What organizations, if any have supported/worked with you?
- 14.2 What support have they provided (finance, staff, advice)?
- 14.3 What other contact do you have with other organisations operating in Maltby?
- 14.4 Do you see any benefits in having more contact with organisations involved with Community Groups within Maltby?

15. Support needs

- 15.1 What support, if any do you require to continue your operations effectively?
- 15.2 Have you made any plans to obtain this support (and off who)?

16. Other Community Groups and Community Buildings

- 16.1 Do you know of any other community group/community building that operates in this area, which we may not have identified as part of this audit?

17. Data protection

- 17.1 Are you willing to allow us to publish any of the details that we have collected as part of this audit?
- 17.2 Is there any particular issues you would not be happy about us publishing?

Appendix 2

Community Groups Telephone Interview Schedule**1. Contact Details**

1.1 Key Contact**1.2 Organisation****1.3 Address (inc postcode)****1.4 E-mail****2. Location and access****2.1 Which buildings do you operate from?****2.2 Is the location of the building suitable for those wishing to access your activities?****2.3 Where would the most suitable location be?****2.4 Have you ever had difficulty finding a suitable venue for your activities?****3. Use****3.1 What activities do you provide/are involved in?****3.2 Who do you provide them for (i.e. older people, younger people etc)?****3.3 How often and at what times do you carry out your activities?****3.4 How many hours do you operate on average within a week/month/year?****4. Facilities****4.1 What facilities do you need to carry out your activities (e.g. kitchen, disabled toilets, baby change, crèche, changing rooms, computers, etc)?****4.2 Do you have all the facilities you require within the accommodation you currently use?****5. Design/space requirements****5.1 How suitable are the buildings you operate from (does it restrict your activities)?****5.2 How many people do you need to accommodate (average and maximum at any one time)?****5.3 Is there enough space to operate in the accommodation you currently use?****5.4 Have you ever had to turn anyone away because of a lack of space or any other problem with the facility?****6. Marketing and promotion****6.1 How do you promote your activities?**

7. Finance

7.1 How much does it cost you (emphasize confidentiality)?

7.2 How much would you be able to pay (emphasize confidentiality)?

8. Future Plans

8.1 Have you any plans to use other locations for your activities?

8.2 Have you any plans to increase your activities (more people involved, different types of activity etc)?

8.3 Have you any plans to provide different activities?

9. Other

9.1 In terms of the buildings you use what are your biggest priorities (location, condition, cost etc)?

Appendix 3**Who was involved in Maltby Community Buildings Audit?**

George Bates (Maltby CDT, Malby Forum, Little London Community Association Muddies Environmental Action Group)

Steph Bell (Maltby Craggs I & J School)

Will Blair (Maltby Traders Association)

Keith Booth (Brooklands Chess Club)

Anne Brimer (RMBC Facilities Management, Economic and Development Services/Edward Dunn Memorial Hall)

Jayne Broadhead (Linx Parent and Toddler Group)

Margaret Brown (Maltby Miners Welfare Band)

Mrs Burton (Maltby Miners Widows Social Group)

Jean Burton (Maltby Sequence Dancing Club)

Sue Butler (ACE Project)

Norman Cardwell (Edward Dunn Luncheon Club)

Mrs Clark (Lilly Hall School)

John Clephan (RMBC, IDP Partnership for Maltby, Thurcroft and Hellaby)

Trevor Cobb (Rotherham Management Agency Training Centre)

Sharon Critchlow (Full Life Church and Christian Centre)

Pauline Crozier (Maltby Health Centre)

Sean Doran (Friends of Maltby Park)

Chris Duke (Maltby Sports Centre)

Lisa Duvalle (Youth Inclusion project [YIP])

Angie Ellis (Alders Gate Community Association)

David Firth (Bunkai Ju-Jitsu)

Chris Garner (Manor Infant School)

Brenda Gayle (White City/Strauss Crescent Community Association)

Dave Gayton (Lilly Hall Residents Association, Maltby Forum)

C Harby (Beaver Scouts)

Michael Helliwell (RMBC Research Officer)

David Hill (RMBC, LEA)

Mrs Hughes (Social Services)

Martin Hughes (RMBC, Rother Valley East Area Assembly)

Christine Hurley (Park Hill Lodge)

Lynne Jones (Maltby Community Library)

Nora Joynson (Maltby Derby and Joan Club)

Janet Law (Cliff Hills Residents Association)

Erica Leach (Sure Start Maltby)

Janet Lloyd (Maltby Comprehensive School)

Vince Longdon (Maltby Miners Institute and Recreation Scheme)

Pauline Maddison (Maltby Craggs Womens Group)

Maureen Maddy (White City/Strauss Crescent Community Association)

Helen Mangham (Maltby Craggs I & J School)

Glenys Mercer (Muddies Environmental Action Group)

Doreen McShane (Maltby Amateur Operatic Society)

Brian Morris (Maltby CDT/Maltby Badmington Association)

Phil Moss (Birks Holt Community Association)

Chris Noble (RMBC – Project Coordinator for sport and leisure)

Cathy Norris (Full Life Christian Centre Play Group)

Paul Norris (Full Life Church and Christian Centre)

Ken Pickering (The Bede)

Debbie Playforth (Queens Nursing Home)

Jane Ridge (Queens Nursing and Residential Home)

Phil Roberts (Addison Road Day Centre)

Cllr Glyn Robinson (Charles Foster Community Centre)

Alice Rodgers (Maltby Environment Group, Maltby History Society, Friends of Maltby Library)

Emma Royal (Primary Care Trust)

Peter Scholey (Royal Antidiluvian Order of Buffaloes of Maltby)

Graham Sinclair (RMBC Strategic Resources Team)

Jane Sinclair (Friends of Maltby Library)

Sue Speed (Maltby Job Centre)

Keith Stringer (Bevan Crescent Community Centre)

Jeff Stubbs (Maltby Colliery Institute and Recreational Ground Scheme)

Leslie Surr (Maltby Community Library)

Dave Taylor (Scout Leader)

Reverend Peter Turnbull (The Bede, Church of Ascension, St Barthomelews)

Carol Walsh (Maltby Colliery Institute and Recreational Ground Scheme)

Simon Webb (Tot Spots)

Tracy Westlake (Cliff Hills Residents Association)

Lesley Wills (Maltby Job Centre)

Frank Wolverson (The Coleman Centre)

Andy Wright (Young Peoples Services)

Deborah Yates (Maltby Readers Circle)