



## Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Director of Communities	Councillor Lesley McKay, Resources Portfolio Holder	4 April 2024

<b>UK Shared Prosperity Fund (UKSPF) – Development of the community hub at the former Fleetwood Hospital site</b>
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**Key decision:** Yes

### 1. Purpose of report

- 1.1 To seek approval to grant £350,000 of UKSPF to Fleetwood Trust, to fund capital works towards the repurpose and refit of ground floor space, to create a community hub, at the Former Fleetwood Hospital site, North Albert Street, Fleetwood.

### 2. Council priorities

- 2.1 Secure external funding and investment to make improvements to places across the borough.
- 2.2 Provide support to those who need it, including our most vulnerable and financially disadvantaged residents and our ageing population.
- 2.3 Improve the quality of life for individuals by tackling loneliness and isolation.

### 3. Recommendations

- 3.1 That £350,000 is granted to Fleetwood Trust for capital works towards the redevelopment of ground floor space, which will be used as a community hub facility.
- 3.2 That the capital programme for the financial year 2024/25 be updated to reflect the spend profile of £350,000 on this project.

**3.3** To note that Fleetwood Trust are intending to use their existing contractor, through a variation of their current contract of works, which will be compliant with the UKSPF procurement requirements and ensure the project is deliverable by 31 March 2025.

#### **4. Background**

**4.1** The UKSPF is a central pillar of the UK government's Levelling Up agenda providing £2.6 billion of new funding for local investment by March 2025. Wyre's allocation being £3,949,132 (which includes £20,000 for preparing the Investment Plan).

**4.2** The Investment Plan of projects for Wyre, was selected via a project selection group from a shortlist compiled from proposals returned via three routes, namely:

- Town Centre Partnership Boards (established as part of the council's Town Centre Strategy Fund programme) nominating projects from priorities as set out in Town Centre Regeneration Frameworks.
- A long-list of countywide business, people and skills support projects supplied via Lancashire County Council.
- A long-list of borough-wide projects which picked up priorities that were outside the remit of the Regeneration Frameworks.

**4.3** Projects were selected based on the strength of their strategic fit in addressing key local needs and providing outputs which will support the council's Town Centre Recovery Projects' objectives.

**4.4** Fleetwood Trust's redevelopment of the former Hospital ground floor space, to create a community hub (the hub), is one of the proposed Wyre Investment Plan projects. The mission is identified in the [Fleetwood Regeneration Framework](#) and is one of the identified projects (see 4. Community & Residential, project No. 1: Former Fleetwood Hospital Community Hub).

**4.5** The hub building is owned by Fleetwood Trust, and is currently tenanted by NHS Outpatients, Regenda Housing, The Pantry (food bank), Blackpool, Fylde and Wyre Volunteer Centre (current Youth Hub service), Blackpool and the Fylde College, MacMillan Cancer, Northwest Ambulance Service and Counselling in the Community.

**4.6** The Trust has recently been successful in securing Youth Investment Fund monies, totalling £1.07 million, to repurpose part of the ground floor to create a youth hub. This is in progress and will be adjacent to the proposed UKSPF project. Once the new Youth Hub development is completed, the Coastal Adolescent and Mental Health Service (CAMHS) will be located there.

**4.7** The concept for the hub was shaped by consultation with local communities and organisations. It will host a range of facilities, comprising a community teaching kitchen providing a food and nutritional tutorial space to support essential skills for the community to learn how to prepare

and cook meals, accessible toilets, a community launderette scheme and an outdoor growing garden and seating area. The hub will incorporate a flexi-use studio where residents can attend group meetings, learn new skills, access a range of services, engage in health and well-being activities and it will provide a quiet space for reflection and comfort. The Trust also intends to open up a community café and seating/breakout space.

- 4.8** The community hub space will benefit the building's service users primarily but will be open to everyone. The Trust's intention is to offer this space for free or at low cost to residents and community and voluntary sector users. This is made possible by the other areas of the building being self-sustaining through rental income.
- 4.9** The Trust are working with Mason Gillibrand Architects and Shelby Group quantity surveyors to agree the design and costings for the community hub development.
- 4.10** The Trust have recently secured a £250,000 grant from Garfield Weston which will fund the not-for-profit community café, this is separate to the UKSPF funded teaching kitchen. The Trust are covering other costs, for example professional design, project management, planning and building regulations fees and these are estimated at £60,000.

## **5. Key issues and proposals**

- 5.1** The estimated value for the completion of the community hub is £600,000, which includes a 2% inflation and 7.5% contingency allowance. It is proposed that the UKSPF grant of £350,000 would be ring-fenced for the sole purpose of delivering the community teaching kitchen, community launderette, community garden, flexi-use studio and storage and the toilets which include an accessible toilet as marked out in orange in Appendix 1. This grant will be reflected in the Capital Programme for 2024/25.
- 5.2** Planning permission was granted on 16 February 2021, for the change of use of part of the ground floor from Use Class C2 'Residential Institution' to a multi-use purpose facility for community use (Sui Generis), which is still active. Further to the above, variation of conditions have been granted in relation to the operating hours which are currently set at 08:00 – 21:00 hours, and for the NWAS service specifically, the ability to operate a 24 hour first responder service.
- 5.3** The Trust have confirmed there are no asbestos or reinforced autoclaved aerated concrete (RAAC) implications to the project.
- 5.4** The Trust have recently followed robust procurement procedures to satisfy the requirements of Government's Department for Culture, Media and Sport for the Youth Investment Fund. It is therefore noted that a variation of contract is to be made by the Trust to enable the project to be delivered in the UKSPF programme timescale and to deliver value for money. If this

variation was not accepted costs may inflate and deliverability in the UKSPF timeframe would be difficult.

## 6. Alternative options considered and rejected.

- 6.1 Not to award the grant to this project. This is rejected as the project is the culmination of local consultation and priorities which are reflected and aligned with Wyre’s Council Plan and Future Fleetwood’s Regeneration Framework. The project was shortlisted and included in Wyre’s UKSPF Investment Plan in 2022 and has been approved by government, following consultation with and by the Future Fleetwood Partnership, local partners and community. The UKSPF Investment Plan can be amended, however redirecting large amounts of capital funding from an identified priority could bring reputational damage, as well as a potential claw-back of funds if they cannot be reallocated to other capital projects that can deliver by March 2025.
- 6.2 If the fund were withdrawn, Fleetwood Trust would struggle to secure an alternative non-repayable source of funding to complete the community hub, in conjunction with the award they have currently secured from Garfield Weston for the café section.
- 6.3 We could offer a smaller amount. An amount below £315,000 was considered as part of wider discussions around whether or not the grant would constitute a subsidy under the new UK subsidy control regime. However, following a thorough review, the grant was deemed not to meet the subsidy criteria and so offering a lower amount was no longer a consideration. In addition, the Trust have already reengineered costs, and reducing this further is likely to jeopardise the range of intended benefits and impact of the project and is not therefore advised.

## 7. Delegated functions

- 7.1 The matters referred to in this report are considered under the following executive functions delegated to the Resources Portfolio Holder (as set out in Part 3 of the council’s constitution): “To determine payment of grants to outside bodies within allocated budgets”.

<b>Financial, Legal and Climate Change implications</b>	
Finance	The UKSPF capital spend profile of £350,000 will be updated in the 2024/25 Capital Programme. The funding will be ring-fenced for works relating to the area highlighted in orange on the Ground Floor Masterplan (Appendix 1). Areas outside the orange shading will be prioritised and met by external funding; the £250,000 Garfield Weston grant is secured for the kitchen area.

Legal	<p>An assessment has been carried out in accordance with the Subsidy Control Act 2022 and based on the information presented by the Trust, the council concludes that the grant does not constitute a subsidy under the Subsidy Control Act 2022. This will continue to be monitored for 3 years from the date of awarding the grant and if circumstances change the necessary actions will be taken to comply with the new subsidy regime.</p> <p>The council will enter into a grant agreement developed for UKSPF projects valued above £50,000 and will include required special conditions as appropriate.</p>
Climate Change	<p>The project will seek to deliver a positive carbon impact through the Trust's dedication towards repurposing and retrofitting the derelict area of the ground floor. This intends to significantly reduce climate cost and increase the sustainability of the building through reuse of materials and solar panel energy, already installed and of considerable surface area. The Trust will be using local materials and supplies including labour market for the fit out. Negatively there will be an expected increase in visitor travel to the site, however the Trust are encouraging active travel with provision of bicycle stands. As they are looking to support more financially disadvantaged residents, it is anticipated that much of the travel to and from the venue will be on foot, bike or use of public transport. Waste will increase as a result of increased use and recycling will support the reduction of landfill. Whilst usage and waste will increase, it is considered positive that more people will spend long periods of time in one space, rather than in individual spaces utilising renewable energy sources. This also applies to co-location of services.</p>

### Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
health and safety	x

risks/implications	✓ / x
asset management	x
ICT	x
data protection	x

## Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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List of background papers:		
name of document	date	where available for inspection
20/01082/FUL	16 Feb 2021	<a href="#">20/01082/FUL   Change of use of part of the ground floor from Use Class C2 'Residential Institution' to a multi-purpose facility for community use (Sui Generis), with a cafe, teaching kitchen, co-working space, multi-purpose studios, meeting rooms and offices. Alterations to window/door openings, and carparking layout and landscaping and replacement bin store   Fleetwood Trust At Former Fleetwood Hospital Pharos Street Fleetwood Lancashire FY7 6BE (wyre.gov.uk)</a>

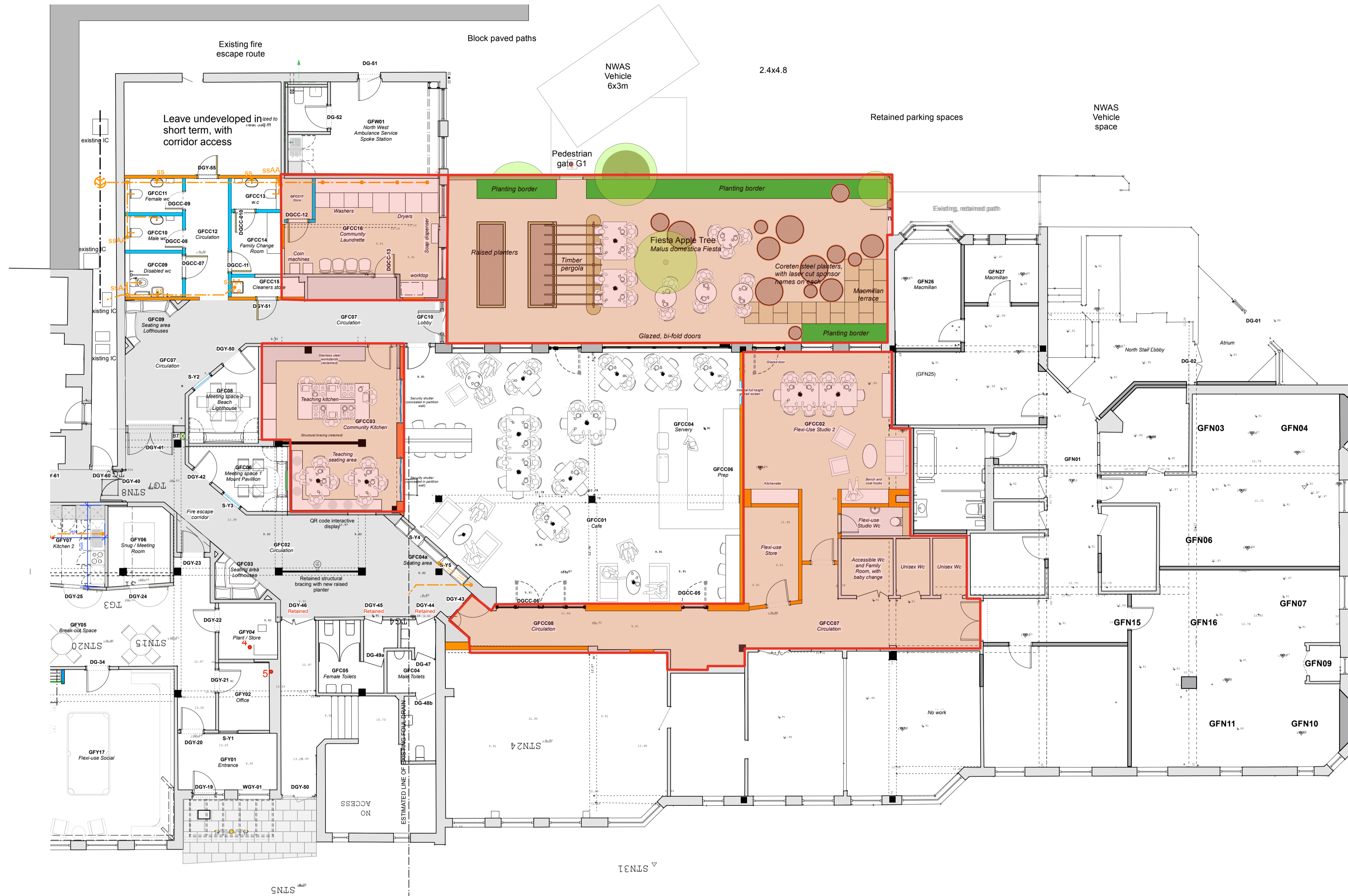
## List of appendices

Appendix 1: Ground Floor Masterplan, which contains the Community Hub. The UKSPF grant would only apply to the areas shaded in orange.



### Appendix 1 - Community Hub Ground Floor Masterplan

It is proposed that the UKSPF would fund the areas shaded in orange.



1 COMMUNITY KITCHEN AND ASSOCIATED ROOMS  
SCALE 1:100

Rev.	Initial	Date	Note
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WORK IN PROGRESS

project TheHUB Fleetwood

COMMUNITY TRAINING KITCHEN AND ASSOCIATED ROOMS

dwg. no. 6355/ra/04	date Jan-24	rev
scale 1:100	@ A1L	drawn by SG checked by LD

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