

# Culture and Communities Committee

10.00am, Thursday, 5 December 2024

## Community Centre Review Update

Executive/routine  
Wards

Routine  
All

### 1. Recommendations

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- 1.1. Culture and Communities Committee is asked to:
  - 1.1.1 Note this update on the capital budget pressures associated with maintaining the existing community centre estate; and
  - 1.1.2 Refer this report to Finance and Resources Committee in January 2025 for consideration in the development of budget proposals.

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## Community Centre Review Update

### 2 Executive Summary

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- 2.1 This report updates committee on the capital budget pressures associated with the Council's community centre estate across the city.

### 3 Background

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- 3.1 On 7 March 2023, Culture and Communities Committee [approved](#) a report detailing the proposed development of a Community Centre Strategy for the city.
- 3.2 The report noted that there are currently 35 community centres in Edinburgh where the Council both own the buildings and provide day to day services covering areas of Business Support, Facilities Management and Lifelong Learning.
- 3.3 The report noted the scale of the capital improvement required throughout the Community Centre property estate, as well as ongoing pressures on day-to-day repairs and maintenance and other community centre related budgets and suggested that the Council may struggle to sustain current provision across the city. The report stated that a community centre strategy would be developed, giving due consideration to what is currently delivered from each centre for local people. It noted that while building condition is an important factor, service delivery is the single most important consideration.
- 3.4 Running parallel to this strategic development work, Shared Prosperity Fund funding was secured for financial years 2023/24 and 2024/25 to carry out a wide-ranging programme of developmental work with community centre management committees.
- 3.5 On 16 May 2024, Committee [noted](#) an update [report](#) on the development of a city-wide Community Centre strategy.
- 3.6 On 8 October 2024, Committee noted a progress [report](#), with specific reference to the approach to be taken to the lease review across the community centre estate.
- 3.7 Committee recognised the pressures the Council is under to manage properties and facilities across the city and agreed that this report should:
- 3.7.1 Detail the individual pressures on each community centre so that elected members can consider them when developing their budget proposals; and

3.7.2 Be referred on to January 2025 Finance and Resources Committee.

- 3.8 On 8 October 2024, Committee also requested that officers explore options for capital grant funding, including the possibility of match funding, with property services, and to include this work in future reporting to Committee on the Community Centre Strategy.

## 4 Main report

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- 4.1 Current and future cost liabilities for the Council in respect of the community centre estate across the city largely relate to capital expenditure requirements in respect of building condition, requirements for accessibility, improvement and sustainability, ongoing repairs and maintenance, staff and utilities.

### Background to condition

- 4.2 Understanding the condition of assets is an essential component of keeping buildings safe and operable. In line with the Scottish Government's [The Condition Core Fact](#) guidance, the Council defines property condition under the following categories:

Rating (and % scoring)	Category	Description
A (>85%)	Good	performing well and operating efficiently
B (>60% or ≤85%)	Satisfactory	performing adequately but showing minor deterioration
C (≥40 or ≤60)	Poor	showing major defects and/or not operating adequately
D (<40)	Bad	economic life expired and/or risk of failure

- 4.3 Across the Council's operational estate, properties are surveyed on a five-year cycle to monitor condition and identify required investment. These surveys include an assessment of property condition only. Their purpose is to review the key elements of a building. Surveys are inobtrusive and carried out from ground level and therefore costs provided are indicative with further, more detailed, investigations required upon commissioning of works to determine full scope of works required. The surveys do not provide detail on what could or should be carried out to a building to improve building suitability or accessibility.
- 4.4 In January 2018, Finance and Resources Committee considered a report detailing the [Outcome of Property Condition Surveys](#). The report highlighted the underinvestment in the Council's operational property estate over the previous two decades which had resulted in poor building condition and significant levels of backlog maintenance.
- 4.5 A five-year £118.9m Asset Management Works (AMW) Programme was established to upgrade operational property condition. This programme was designed to first stabilise, and then upgrade the condition of the Council's operational estate to a safe and satisfactory condition and to address the backlog of maintenance issues.

- 4.6 Due to budget limitations, the historical programme of AMW could only address priority issues across the estate. As a consequence, the learning estate was a key focus of improvement works. In practice, this meant that investment in community centre buildings has been extremely limited for a substantial period of time with only health and safety critical or 'wind-and-watertight' works carried out mainly via the revenue-based repairs and maintenance budget.
- 4.7 At present, there is no capital investment budget set aside for community centres. This has been acknowledged in the Council's Capital Strategy 2020 – 2030 where the estimated investment appears as an unfunded capital pressure.

### **Condition in Community Centres**

- 4.8 To support the Community Centre Strategy, all community centres condition surveys have been refreshed. Appendix 1 provides a breakdown on the condition of the Council's community centres and the estimated costs to bring them to a good condition. The information presented, follows on from [detail](#) on the condition of Council community centres presented to Finance and Resources Committee in March 2020.
- 4.9 The total estimated five-year cost to bring all community centres to a good condition (or A rating) is currently estimated at £18.78m.

<b>Element Condition Category</b>	<b>Cost to bring Major Elements in each Community Centre to Condition 'A'- Good (£)</b>
<b>Condition A (Good)</b>	£505,488
<b>Condition B (Satisfactory)</b>	£6,690,559
<b>Condition C (Poor)</b>	£7,466,902
<b>Condition D (Bad)*</b>	£1,653,163
<b>Total</b>	<b>£16,316,112</b>

\* This relates to Moredun Community Centre which is due for demolition.

- 4.10 Whilst the figures stated are the estimated sums required to improve the condition of community centres, this only represents part of the investment requirement.
- 4.11 There are some community centre buildings that are approaching the end of their economic life, and it would not represent good value to invest significant funds in their improvement.
- 4.12 Furthermore, there are other factors (such as suitability, accessibility, and net zero adaptation) that should form part of strategic thinking around future community centre investment.
- 4.13 The approach taken to determine future strategic decisions around operational properties, including Community Centres, was outlined in the Place Based Property Improvement Programme [report](#) to Finance and Resources Committee on 19 September 2024.
- 4.14 The place-based approach will ensure all stakeholders (including strategic partners, elected members and community representatives) are involved in the development of proposals. This is to ensure any proposals which come forward for consideration

have the support of the communities in which they are to be implemented before being approved. This place-based approach to engagement and project development avoids controversial plans being developed which will ultimately not be able to be implemented.

### **Community Centre Cost Profile**

- 4.15 Main day to day expenditure on and in the community centre estate relates to employee costs, particularly Facilities Management and Business Support employees, repairs and maintenance activities, utilities and Non-Domestic Rates.
- 4.16 The table provides a summary of the revenue costs incurred by the Council in operating the community centre estate. All costs are for financial year 2023/24 unless otherwise stated.

<b>Cost Type</b>	<b>Amount (£)</b>
Utilities	681,081
Repairs & Maintenance	665,018
Facilities Management Employees	814,315
Business Support Employees	834,236
Security Costs	23,556

## **5. Next Steps**

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- 5.1 There are a small number of community centre management committees who have expressed interest in taking on further responsibility in respect of the operating arrangements for these centres. Initial discussions have been progressed on a confidential basis and further discussions are planned. Local ward councillors will be included in these discussions as they progress with each individual centre and Committee will be updated if discussions are such that responsibilities are likely to be transferred.
- 5.2 The report for Committee will provide an update on engagement with community centre management committees and an updated survey of centre usage.
- 5.3 This report will be shared with management committees across the city.
- 5.4 Committee are asked to refer this report to Finance and Resources Committee in January 2025, as per the decision of Committee on 3 October 2024.
- 5.5 Officers will explore options for capital grant funding, including the possibility of match funding.

## **6 Financial impact**

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- 6.1 This report summarises the current revenue costs and the anticipated capital investment required for the community centre estate. There is no funding currently

allocated in the Council's capital programme for investment in the community centre estate.

## **7 Equality and Poverty Impact**

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- 7.1 There are no equality or poverty impacts directly arising from the information presented in this report on the pressures associated with maintaining the community centre estate. However, accessibility is one of the considerations in maintaining the community centre estate.

## **8 Climate and Nature Emergency Implications**

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- 8.1 There are no climate or nature emergency implications directly arising from the information presented in this report on the pressures associated with maintaining the community centre estate. However, sustainability is one of the considerations in maintaining the community centre estate.

## **9 Risk, policy, compliance, governance and community impact**

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- 9.1 If not addressed, there is a risk that the deterioration in the condition of some of the community centres across the city will mean that some will have to close. This will require action to address the re-provision of those services running from any such building.
- 9.2 There is a risk that the Council cannot sustain financing of all Centres, particularly those whose core utility and staffing costs are significant, and which do not lend themselves to net zero investment. To mitigate this risk, re-provision of services or activities will be a priority action.

## **10 Background Reading / External References**

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- 10.1 None.

## **11 Appendices**

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Appendix 1 – Condition Breakdown of the Community Centre estate

	Balerno CC	Bingham CC	Braidwood CC	Cameron House CC	Carrickvale CC	Clovenstone CC	Colinton Mains CC	Craigentinny CC	Gate 55	Gilmerton CC	Gilmerton Society Hall	Gorgie War Memorial Hall
<b>B u i l d i n g</b>												
<b>Approx Floor Area (m2)</b>	238	404	291	1190	1034	377	139	1610	1797	235	235	298
<b>Condition Rating (&amp; % Score)</b>	B (67)	B (64)	B (65)	A (92)	A (86)	B (71)	B (72)	B (61)	B (65)	B (78)	A (88)	B (79)
<b>Roofs</b>	£ 25,417	£ 1,561	£ -	£ 3,805	£ 490	£ -	£ 11,532	£ 546	£ 6,710	£ 4,781	£ 20,192	£ 9,489
<b>Floors &amp; stairs</b>	£ 25,899	£ 6,342	£ 9,054	£ 914	£ 3,104	£ 11,025	£ -	£ 9,561	£ 18,452	£ 27,884	£ 3,512	£ 41,938
<b>Ceilings</b>	£ 3,137	£ -	£ -	£ -	£ 2,859	£ 195	£ -	£ 12,391	£ 31,871	£ 3,610	£ 2,450	£ -
<b>External walls, windows &amp; doors</b>	£ 5,812	£ 14,635	£ 35,318	£ 11,761	£ 9,851	£ 18,928	£ 1,873	£ 761	£ 41,097	£ 19,103	£ 10,129	£ 5,832
<b>Internal walls &amp; doors</b>	£ 6,181	£ 21,074	£ -	£ 3,355	£ 2,704	£ 937	£ -	£ 1,717	£ 9,226	£ 5,464	£ 3,599	£ 817
<b>Sanitary services</b>	£ 50,323	£ 78,052	£ -	£ -	£ 3,022	£ 136,590	£ -	£ 39,026	£ -	£ 19,513	£ 11,691	£ 65,347
<b>Mechanical services</b>	£ 8,430	£ 95,613	£ -	£ -	£ -	£ -	£ 71,398	£ 525,678	£ 599,195	£ 19,513	£ 4,084	£ -
<b>Electrical services</b>	£ 86,830	£ 69,345	£ 1,283	£ 3,521	£ 2,947	£ 86,618	£ 49,231	£ 96,363	£ 163,820	£ 160,591	£ 3,610	£ 73,219
<b>Redecorations</b>	£ 40,258	£ 10,147	£ 17,493	£ 220	£ 44,663	£ 6,291	£ -	£ 17,269	£ 26,839	£ 38,265	£ 8,234	£ 4,901
<b>Fixed internal furniture and fittings</b>	£ 24,658	£ 390	£ 49	£ -	£ -	£ 4,859	£ -	£ -	£ -	£ 29,269	£ 14,703	£ -
<b>External Areas</b>	£ 5,032	£ -	£ 24,294	£ 1,677	£ 12,383	£ -	£ 39,465	£ -	£ 21,807	£ 23,718	£ 1,225	£ 11,161
<b>Total Estimate 5-Year Cost</b>	£ 281,978	£ 297,158	£ 87,491	£ 25,253	£ 82,023	£ 265,442	£ 173,499	£ 703,312	£ 919,015	£ 351,710	£ 83,430	£ 212,704

	Inch CC	Jack Kane CC	Juniper Green CC	Kirkliston CC	Leith CC	Magdalene CC	Munro CC	Northfield/ Willowbrae CC	Pentland CC	Portobello CC	Rannoch CC	Ratho CC
<b>B u i l d i n g</b>												
<b>Approx Floor Area (m2)</b>	1845	1011	422	815	1679	219	267	729	873	597	407	
<b>Condition Rating (&amp; % Score)</b>	C (57)	B (75)	B (61)	B (59)	B (66)	B (62)	C (59)	B (67)	B (67)	B (71)	B (74)	B (70)
<b>Roofs</b>	£ 102,238	£ 12,581	£ 157,079	£ 33,172	£ 67,756	£ 66,344	£ 43,953	£ 144,493	£ 1,561	£ 53,494	£ 53,612	£ 527
<b>Floors &amp; stairs</b>	£ 2,927	£ 15,610	£ 25,913	£ -	£ 61,606	£ 19,513	£ 51,709	£ 35,124	£ 41,738	£ 22,414	£ 7,220	£ 195
<b>Ceilings</b>	£ 104,394	£ -	£ 69,856	£ -	£ 3,267	£ 29,269	£ 46,538	£ 68,295	£ -	£ 75,372	£ 1,073	£ 3,659
<b>External walls, windows &amp; doors</b>	£ 19,649	£ -	£ 150,835	£ 33,640	£ 19,604	£ 8,781	£ 35,806	£ 17,562	£ 50,148	£ 53,731	£ 2,634	£ 2,342
<b>Internal walls &amp; doors</b>	£ 180,982	£ -	£ 12,976	£ -	£ 7,507	£ 7,317	£ -	£ 10,733	£ 14,137	£ 108,639	£ 20,469	£ 878
<b>Sanitary services</b>	£ 129,388	£ -	£ 78,052	£ -	£ 99,409	£ 97,565	£ 39,026	£ 52,684	£ -	£ 48,670	£ 195	£ 136,590
<b>Mechanical services</b>	£ -	£ 763,900	£ 28,547	£ 2,342	£ 234,104	£ 275,386	£ -	£ 393,380	£ 390,102	£ 191,139	£ -	£ -
<b>Electrical services</b>	£ 278,340	£ 85,716	£ 82,910	£ 89,486	£ 3,557	£ 62,047	£ 976	£ 233,199	£ 87,878	£ 23,591	£ 101,223	£ 120,340
<b>Redecorations</b>	£ 98,735	£ -	£ 7,805	£ 22,393	£ 1,732	£ 6,830	£ 14,049	£ 5,580	£ 13,171	£ 8,168	£ 1,485	£ 23,952
<b>Fixed internal furniture and fittings</b>	£ 14,635	£ -	£ 15,610	£ -	£ -	£ -	£ -	£ 29,269	£ -	£ -	£ -	£ 29,269
<b>External Areas</b>	£ 38,099	£ -	£ 9,522	£ 4,878	£ -	£ 14,244	£ -	£ 14,635	£ 5,171	£ 25,763	£ 17,454	£ -
<b>Total Estimate 5-Year Cost</b>	£ 969,388	£ 877,807	£ 639,106	£ 185,911	£ 498,541	£ 587,296	£ 232,057	£ 1,004,953	£ 603,907	£ 610,982	£ 205,366	£ 317,752

B u i l d i n g  E l e m e n t	Rosebery Hall	Royston Wardieburn CC	Sandy's CC	South Queensferry CC	Southside CC	St Bride's CC	Tollcross CC	Valley Park CC	Wardie Residents Club	West Pitton Neighbourhood Centre	Total for all Community Centres (by building Element)
	922	1130	966	205	1012	1063	411	1141	433	986	
<b>Approx Floor Area (m2)</b>	922	1130	966	205	1012	1063	411	1141	433	986	
<b>Condition Rating (&amp; % Score)</b>	B (68)	A (91)	C (55)	C (55)	B (68)	C (57)	A (91)	A (90)	B (67)	C (64)	
<b>Roofs</b>	£ 251,614	£ 7,278	£ 240,516	£ 27,333	£ 83,474	£ 247,229	£ 683	£ 3,415	£ 2,073	£ 136,629	£ 1,891,364
<b>Floors &amp; stairs</b>	£ 46,129	£ 5,171	£ 73,779	£ 40,700	£ 48,971	£ 24,977	£ -	£ 195	£ 3,903	£ 7,805	£ 850,362
<b>Ceilings</b>	£ 34,219	£ 341	£ 19,513	£ 3,522	£ 6,039	£ 2,927	£ -	£ 146	£ -	£ 1,951	£ 592,392
<b>External walls, windows &amp; doors</b>	£ 150,884	£ 12,918	£ 80,850	£ 376,209	£ 47,890	£ 23,040	£ 4,878	£ 40,587	£ 488	£ 15,610	£ 1,423,962
<b>Internal walls &amp; doors</b>	£ 26,923	£ 576	£ 88,332	£ 4,940	£ 2,551	£ 234	£ 2,537	£ -	£ -	£ 8,878	£ 593,616
<b>Sanitary services</b>	£ 67,097	£ 293	£ 107,321	£ -	£ 839	£ 292,889	£ 33,172	£ 195	£ -	£ 97,565	£ 2,094,283
<b>Mechanical services</b>	£ 47,241	£ -	£ 20,660	£ 71,458	£ 516,799	£ 625,194	£ -	£ -	£ -	£ 351,310	£ 5,933,643
<b>Electrical services</b>	£ 304,748	£ -	£ 138,621	£ 111,676	£ 323,010	£ 235,170	£ -	£ -	£ 71,817	£ 78,910	£ 3,925,948
<b>Redecorations</b>	£ 23,190	£ 13,952	£ 71,944	£ 24,995	£ 25,925	£ 47,092	£ -	£ 121,761	£ -	£ 7,610	£ 868,842
<b>Fixed internal furniture and fittings</b>	£ -	£ 683	£ -	£ -	£ -	£ 683	£ -	£ 449	£ -	£ 3,512	£ 227,158
<b>External Areas</b>	£ 6,500	£ 1,512	£ 22,450	£ -	£ 3,313	£ 8,430	£ -	£ 8,264	£ -	£ 2,927	£ 383,341
<b>Total Estimate 5-Year Cost</b>	£ 958,546	£ 42,724	£ 863,985	£ 660,832	£ 1,058,810	£ 1,507,863	£ 41,270	£ 175,011	£ 78,281	£ 712,709	£ 16,316,112