

**Report to:** Cabinet Member for Housing 3<sup>rd</sup> February 2009

**Report by:** Alan Cufley, Head of Community Housing

**Written by:** Hazel Hine, Corporate Initiatives Manager,  
Community Housing

**Subject:** John Pounds Development, Portsea

## **1. Purpose of the Report**

- i) To provide information to the Cabinet Member for Housing about the review of the whole development and
- ii) To seek approval to an Action Plan related to the development of the next stages.

## **2. Recommendations:**

It is recommended that the Cabinet Member for Housing:

- i) Approves the Action Plan attached at Appendix 3
- ii) Notes the Arts and Well-being project linking Portsea and Paulsgrove ( Appendix 3 Section 7)
- iii) Notes the update on capital expenditure and legal issues in the Action Plan ( Appendix 3 Section 1)

## **3. Background**

- a) Background information on the development relevant to this report is attached in Appendix 1.
- b) This report refers to the whole development including the John Pounds Centre, John Pounds Medical Centre, new private and social housing and shops.

## **4. Programme**

- a) The Medical Centre was completed in October 2003, the John Pounds Centre in October 2005. Private housing completions started in autumn 2007. Pounds Gate social housing was opened late in 2008. Some of the private housing is still being completed.
- b) Remaining minor work on the site should be completed during 2009/10.
- c) Elected Members have given an outstanding amount of support and commitment to this development programme over a long period, as have residents of Portsea and other neighbourhoods, service providers, agencies and members of all the various council and other project teams.

## 5. Vision and Charter

- a) A vision for the complex was agreed with the many partners to the scheme in 1999/2000, with associated critical success factors and a way of working together. This charter has guided all stages of the development and underpins the long-term support of the council. The vision is *“a vibrant focus for Portsea and the gateway to a happier and healthier life for all”*.
- b) For the council, an examination of whether or not the complex has achieved the aspirations set out in the charter is an important part evaluating the development and of guiding the future direction of its support.
- c) The charter itself may need to be re-examined and developed with the partners, nearly ten years on, to ensure that the complex is developing along with community needs and city-wide thinking.
- d) The “For All” part of the vision is an important element of the council’s assessment of the way in which equalities and diversity issues are being addressed, along with the needs of those who have difficulties accessing services and opportunities.

## 6. Monitoring and Evaluation

- a) The many different capital and revenue grants received by the council and the Trust for the development have been accompanied by a host of monitoring requirements. The most complex and onerous of these have been from Sport England for Active England funding. Both council and Trust staff have devoted an enormous amount of time to providing grant returns. Other grants have generally been more easily serviced.
- b) Other agencies operate from the John Pounds Centre, with their own monitoring systems.
- c) A subgroup of the Portsea Action Group is monitoring aspects of the development related to the social focus of the John Pounds Centre. It undertook a survey in 2008 from which the feedback was positive. The response was, however, from a small number of residents. This group wants to continue with its work.
- d) As part of the CPA visits in 2008, the Corporate Initiatives Manager produced a report (Appendix 2) which took monitoring information from various sources in the John Pounds complex and assessed whether the scheme was achieving the aspirations of the vision and charter.
- e) The general findings were that the scheme was broadly successful, with at least half of users coming from the local area, had positively affected the image of Portsea and was reaching the more vulnerable groups and individuals in the city.

- f) The Corporate Assessment of the council published by the Audit Commission in November 2008 included the following comments about the John Pounds Development:
- *“There are significant achievements in deprived areas-such as in the multi-use community provision at the John Pounds Centre”*
  - *“Neighbourhood management and other community based schemes like the John Pounds Centre, show that the Council wants to involve local people in developments which aim to benefit them”.*
  - *“The development of the John Pounds Centre has led to a successful community involvement programme including the development of social enterprises”.*
  - *“...the community engagement with the planning, design and service delivery of the John Pounds Centre involved the whole community and led to some specific activities aimed at the over 50’s”..*
- g) Collecting relevant information for the report to the Audit Commission was a difficult exercise for council officers, due to the many different systems of monitoring being used by the many different service providers. It highlighted issues about the validity, consistency and usefulness of some of the data being produced by the Trust and others. A subsequent detailed study of some Trust data has reinforced these concerns.
- h) It is important that the council can monitor the effectiveness of the development in achieving its vision, through a simple and rationalised set of data. Developing a more straightforward and simple to operate set of monitoring tools with service providers, which can apply to all the activities in the development, is now seen as a priority by the council team.

## **7. Achievements**

- a) The report produced for the CPA (Appendix 2) set out some of the many achievements of the development. (The relevant appendices referred to in the CPA report are not included). A fuller report will be brought to a future decision meeting of the Cabinet Member for Housing about the achievements of the scheme related to the vision, when more work has been undertaken on the monitoring and evaluation processes.
- b) Feedback is generally positive about the development, the range of activities on offer and the involvement of the various partners.
- c) Groups elsewhere are interested in the scheme and the way in which it has been developed. It has already gained recognition and awards from significant regional and national organisations, government officials and national politicians.
- d) Many interesting and innovative programmes have been set up, several of which can now be developed into sustained activities

## **8. Future Action Plan**

- a) Detailed planning of the complex started in 2000. All the building work is likely to be completed 2009/10. The Medical Centre is in its eighth year of operation and the John Pounds Centre in its fourth. Residents are planning a celebration of the ten years of Portsea Action Group this year. It is a good time to review the work.
- b) Efforts have been made by the council team, throughout the development, to work with the partners to manage risks, to respond to changes, to deal with issues before they become problems and to encourage good practice.
- c) In the last few months the council team has started to review the actions needed to complete the physical building of the complex and put it in the best position to develop sustainable services and activities.
- d) Residents have agreed to be involved with and support this process.
- e) Some initial work has been undertaken with some of the service providers.
- f) The work is included in the Community Housing Business Plan for the Corporate Initiatives section.
- g) An Action Plan has been developed for areas where it is considered further work is needed to achieve the goals of the council and the community. This is attached at Appendix 3.

## **9. Conclusions**

- a) The development of the John Pounds site has been the outcome of the successful, long-term integration of physical redevelopment with a wide range of social, cultural and well-being issues.
- b) The vision and charter have been important means by which everyone has been guided to focus on delivering a development of benefit to the community.
- c) The development will not stop when the physical development is completed.
- d) It is a good time to review needs and take action to ensure that a focused and integrated approach continues to the next stages.

**10. CITY SOLICITORS COMMENTS / EQUALITY IMPACT ASSESSMENT**

*The City Solicitor is satisfied that it is within the Cabinet Member's powers to approve the recommendations as set out.*

*A full Equalities Impact Assessment is not required as this is a review of existing charges and does not constitute a new service or policy.*

**11. SIGNING OFF THE REPORT**

Signed.....  
Alan Cufley - Head of Community Housing

Dated.....

**12. APPROVAL TO THE RECOMMENDATIONS.**

The recommendations set out above was approved / approved as amended / deferred / rejected by the Cabinet Member for Housing, on.....

Signed .....

Councillor Steve Wylie  
Cabinet Member - Housing