Cabinet Member for Housing 3rd Feb 2009 John Pounds Development
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Background information

a)   The development is a response to work undertaken since late1996 with residents and service providers to identify local needs. This prioritised creating better healthcare facilities, more opportunities for developing healthy lifestyles and creating a strong community focus.

b)   The complex is on a previously semi-derelict site, with a complicated pattern of legal ownership. This included a number of charitable trusts which have been transferred to the new development. Legal, planning and financial issues have affected the phasing of the development.

c)   It has been capital funded by external grants, by the sale of part of the site (and the nearby youth club site) for housing and by the Housing Investment Programme.

d)   The freehold ownership of the Medical Centre, the Pounds Gate social housing site and the John Pounds Centre is with the city council, through the Housing Revenue Account. The social housing site is leased to First Wessex Housing. The Primary Care Trust and the John Pounds Community Trust occupy the Medical Centre and the John Pounds Centre, respectively, under leasehold arrangements. The remaining two housing sites were sold outright to Barratt Homes.

e)   The John Pounds Community Trust was set up as a charity to manage the John Pounds Centre. Trustees are responsible for the correct running of the business in accordance with Charity Law.

f)   The Trust has its own paid staff. Finance for this and other running costs comes from income generated from the rent and hire of spaces in the Centre, from grants and from minor business opportunities. The rent from the Medical Centre is also passed from the Housing Revenue Account to support the running of the Trust, as agreed with the Neighbourhood Renewal Fund (as a condition of receipt of a capital grant to the council towards the Medical Centre).

g)   All the phases of the complex have been planned to enable joint working, to increase the range and effectiveness of services, activities and opportunities available to the community.

HH 22/01/09