

**Corporate Initiatives Section, Community Housing**

**JOHN POUNDS DEVELOPMENT: ACTION PLAN 2009/10**

**1. Completion of the construction scheme and legal arrangements**

**a) Reasons:**

- i) The scheme is substantially complete, but some elements remain, including works connected with the junctions between the different phases.
- ii) Discussions are continuing regarding the closure of the final account on the John Pounds Centre construction. It is anticipated that the contract administrators, Capita, will complete this within the total finance available for the redevelopment, without making any increased demands on the Housing Investment Programme. A report on the final account will be brought forward when discussions have been concluded. (MIS items 27/10/06 and 10/08/07 also reported this position).
- iii) There are outstanding legal agreements between PCC and PCT and JPCT.

**b) Existing and proposed Actions**

- i) Further work will continue to be carried out within approved overall finance for the whole scheme, including completion of internal and external works, work to complete the Centre bin store, work within the Centre required for operational or health and safety reasons, fitting out of the community shop and monitoring and evaluation of the overall scheme. Management of this will continue by the project team.
- ii) As part of the housing development, two new shop units have been built for the council. In accordance with plans agreed with the community, one is for the local chemist (to complement the Medical Centre) and the other is for a community arts use related to the John Pounds Centre. Discussions are currently underway with potential partners with a view to establishing a community training base for design and printing and an exhibition space here.
- iii) Progress of finalisation of financial and legal arrangements will continue to be regularly monitored by the project team.

**2. Setting up a simple and comprehensive set of monitoring tools for the development by which the council can assess progress and achievements**

**a) Reasons**

- i) The occupants of the buildings in the complex have their own monitoring systems. The council needs a simple set of data to show whether the development overall is meeting its objectives.
- ii) The John Pounds Community Trust has various monitoring systems which have grown up in response to funders' needs, which are skewed towards particular activities, not consistently and accurately applied and do not yield key, reliable data about the overall use of the building. There are opportunities for developing a simpler system and streamlining staff input.

**b) Existing and Proposed Actions**

- i) Use work from initial evaluation of monitoring systems to guide development of streamlined data collection system with Trust staff.
- ii) Work with other service providers and residents to identify key data for all elements of the complex.
- iii) Ensure regular reporting of data to council and other groups and organisations.

**3. Supporting the continuing involvement of community in the development of work related to the complex**

**a) Reasons:**

- i) The work was founded on responding to community needs and enhancing community awareness of and access to new opportunities. For the council, the investment of resources has been based on providing a facility for the local and wider Portsmouth communities. The council needs to be sure that this will continue to be the case for the future.
- ii) It represents a huge commitment of time and energy from local residents, who continue to be very supportive of the work and must continue to be involved.
- iii) The Trust has a legal obligation to run the business properly. This presents many challenges in terms of balancing financial and community needs. The community must be in a position to continue to influence business decisions and development.
- iv) The whole complex needs to be considered together in order for the work to be most effective.

**b) Existing and proposed Actions**

- i) Supporting the Resident Monitoring Group (subgroup of Portsea Action Group) to continue and develop its role.
- ii) Enabling an annual community needs survey, using residents and community researchers if appropriate.
- iii) Setting up remaining projects and processes as part of the development scheme in ways which engage residents.

- iv) Encouraging the Trust to develop volunteering and work opportunities for the local community
- v) Formalising procedures for community involvement and communication in agreements between the Trust and the council
- vi) Investigating options for a post, with the task of supporting actions related to the continuation of effective, sustainable community involvement in the John Pounds development and other related corporate initiatives work.

**4. Investigating issues related to housing provision**

**a) Reasons**

- i) There are currently limited means of assessing the success of housing in fulfilling its part of the vision.
- ii) The community would like more information related to housing needs.

**b) Existing and proposed Actions**

- i) Investigate up-take of housing and origin of residents, subject to Data Protection.
- ii) Identify issues, including barriers if relevant, and actions the council could take.
- iii) Investigate ways of providing the community with background information on housing development.

**5. Ensuring a balanced programme**

**a) Reasons:**

- i) The capital and revenue grant funding received from Sport England, coupled with the skills of staff, have created an emphasis on physical activity at the John Pounds Centre.
- ii) The complex was developed on the basis of providing a wide range of social, cultural and learning opportunities, to appeal to a wide variety of people. These exist, but are less systematically organised and supported than fitness activities.

**b) Existing and proposed Actions**

- i) Develop arts pilot projects e.g “Big Draw” to explore potential.
- ii) Work with all parts of complex on developing arts projects e.g developing arts- based uses for community space on Queen St.
- iii) Explore potential of whole site with arts organisations.
- iv) Developing community exhibition space and ways of linking this to project development.
- v) Explore issues of quality in delivery of non-fitness activities.

- i) Formalise requirement for balanced programmes in agreements between the council and the Trust.

**6. Monitoring the effectiveness of joint service working**

**a) Reasons:**

- i) The complex was developed on the basis that by bringing service providers together, new and more effective ways of working could be developed.
- ii) In practice, this has been slow to get off the ground in some cases, although it is developing.
- iii) The phasing and way in which the Medical Centre was developed and managed has affected the smooth integration of health services at the Medical Centre with well-being activities available in the John Pounds Centre, although there are linkages and some good joint initiatives.
- iv) A number of agencies working with young people are based at or work in John Pounds Centre. The charitable aims of the Trust include providing services for young people. There appears to be more potential for developing focused services.

**b) Existing and proposed Actions**

- i) Formalising the requirement for facilitating effective joint working between service providers in agreements between the council and the Trust.
- ii) Supporting the development of co-ordinated programmes delivered through the complex relating to health needs in the area, looking at potential links with the Healthier Towns work
- iii) Supporting the development of co-ordinated strategies and programmes of activities for young people, working with the Trust and service providers.
- iv) Review of the vision and critical success factors for the development

**7. Developing new and extended services of benefit to other areas**

**a) Reasons:**

- i) The complex represents a considerable investment by the council and substantial support by the whole community. It is important that its potential is used to benefit other parts of the city, particularly in innovative approaches to service development.
- ii) Opportunities are presented by the council working with the Trust to bring in external funding for new service delivery

**b) Existing and proposed Actions**

- i) A joint project has been set up by the corporate initiatives team with the arts service, health improvement team and the PCT looking at community health needs in Portsea and Paulsgrove and how these might be addressed through the arts. This will be used to help form an arts and well-being strategy for the city. Additional funding has been brought into the project through the Arts Council.
- ii) The corporate initiatives section is developing its sustainable communities work for the city using the John Pounds development as a catalyst. This has so far included using the centre to pilot sustainable transport plans, which have been extended to new affordable housing development. A programme of sustainable transport initiatives linking the John Pounds complex with Cumberland Gate has been agreed with the Housing Associations involved, which included the “Big Draw” day in October, exploring sustainable travel through new forms of drawing. Other sustainable travel initiatives are being developed. The John Pounds development has grown up alongside the development of the community training organisation Learning Links: the corporate initiatives section has set up a pilot training programme in sustainability for Portsmouth residents, delivered at the John Pounds Centre.
- iii) The corporate initiatives section is exploring new external grant funding sources related to new and extended service provision based on the work at John Pounds.

## **8. Investigating options for sustaining neighbourhood co-ordination**

### **a) Reasons**

- i) The John Pounds development was founded on the coordination of services and activities in Portsea and the formulation of a neighbourhood action plan in 1999. Some of the first city “themed” neighbourhood groups of service providers (e.g. community health, community safety, community arts) were set up. These fed into the work on developing the area action plan. Since that time, most of these groups have disappeared, as either they became less relevant or resources were allocated to other work. An assessment is needed of whether this has left key co-ordination gaps, which need to be filled, and how this might be done.
- ii) Portsea Action Group 99 (PAG 99) was set up as part of the Planning for Real© process, with the intention of overseeing the implementation of the action plan. Since that time it has been extremely active in the area and has developed a strong base of experience in dealing with a wide range of issues.

- iii) The John Pounds development is a substantial programme. When the lead officer for neighbourhood co-ordination refocused on leading the development, the initial neighbourhood co-ordination role was lost and never really replaced by other council resources.
- iv) It is 10 years since the original action plan was formed. Since that time much has happened in the area and continues to happen. New physical development proposals include new housing proposals, redevelopment of the St Georges Church Hall, redevelopment of Treadgold's, redevelopment of the Hard and new proposals for care of the elderly. Attempts are made by those involved to co-ordinate their work with the work of others, but there is no real joint planning of facilities or services in the neighbourhood. The area plan needs to be revisited. Whilst being very capable and experienced, residents still need support in dealing with co-ordination issues.
- v) The business and community relationships of the John Pounds complex, St George's Church Hall and Treadgold's need to be examined so they complement and not damage each other.
- vi) The John Pounds Community Trust could take a more pivotal role in neighbourhood planning but at present the development and management of the Centre is a full-time pre-occupation.
- vii) It might be possible to engage Housing Associations in creating further community benefits for the area, including opportunities for rationalised housing management.

**b. Existing and Proposed Actions**

- i) Identification of gap issues through monitoring and evaluation.
- ii) Investigation of staff, resourcing and responsibility issues for neighbourhood planning and management in Portsea with other council departments and service providers

**9. Development of a Learning Programme**

**a) Reasons**

- i) There has been a great deal of interest in the ways in which the development has been realised, both from within and outside the council
- ii) The work being undertaken on monitoring and evaluation and the action plan should enable a more analytical approach to be taken to lessons learned
- iii) It will be a good way of promoting the positive achievements of the development and the efforts of all the partners
- iv) It is important the council uses lessons learned from this long-term and complex scheme to help develop other work in the city.

**b) Existing and proposed Actions**

- i) Obtain feedback from some of the partners, including elected Members and council officers, on potentially useful content.
- ii) Produce a report to Members on lessons learned following an appropriate stage of the future monitoring and evaluation work.
- iii) Work out a communication strategy for information related to the development, including council and John Pounds web-sites, leaflets, other web-sites including ASC, SEEDA, feeding into appropriate national and regional groups e.g. LA residents groups
- iv) Support residents with creating an archive for the scheme and developing information for their work with other resident/community groups.

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