

Report of the Portfolio Holder for Economic Development and Asset Management

Eastwood Community Service Delivery Office for the CEDARS Project

1. Purpose of Report

To consider a proposal for the Eastwood Community, Employment, Dementia Awareness, Resources and Services (CEDARS) Project to be located at 47 Nottingham Road, Eastwood.

2. Recommendation

Cabinet is asked to RESOLVE that, subject to the conditions set out in paragraph 3 below, the Council agree to lease and refurbish 47 Nottingham Road, Eastwood to create the Eastwood CEDARS Office for a pilot period of two years

3. Detail

Eastwood is an area which suffers from significant pockets of ill health, lower skills, higher unemployment and poor access to health and Department of Work and Pensions (DWP) services. Residents have to go to Heanor to access DWP services.

It is proposed to carry out refurbishment work on a high street property in Eastwood at 47 Nottingham Road, using Shared Prosperity Funding (UKSPF) and East Midlands Combined Council Authority (EMCCA) funds in order to create a multi-agency working and common service delivery hub for NHS, DWP, Council employees and other public and voluntary service partners. Provision within the hub would include:

- Private consultations on health related services
- Provision of employment advice
- Voluntary community offerings
- Carer support, especially for people with dementia
- Some Broxtowe Borough Council contact services such as community safety drop in events or health promotion.

The delivery of some services, including voluntary sector projects in the north of Broxtowe can be challenging. The penetration rates for several UKSPF funded skills services remain lower in the north of the Borough than in the south. The Citizens Advice Bureau resource office is a very valuable port for local people, but there are restrictions on the space available for expansion. Since the closure of the health centre a number of clinics and services have been disbursed across neighbouring settlements including Ilkeston and Heanor. The

Job Centre Plus offices are located in Ilkeston or Ripley. In an area with high unemployment and endemic health issues there is an unmet need for additional services to be attainable locally. It is arguable that the lack of local infrastructure is a barrier to inclusive growth.

Eastwood CEDARS could play a substantial role in addressing these inclusive growth issues, tackling the barriers experienced by those in Eastwood who are being left behind. Investment in Eastwood is the overriding priority for the Council as the town has not been a recipient of any large funding grants such as the Levelling Up Fund and Towns Deal. Ultimately, this project addresses one of the most important considerations for the Council which is to tackle health, financial inequality and deprivation within Eastwood and its surrounding areas. If approved quickly, it can be delivered in quarter four of the 2024/25 financial year. Multi-agency service delivery might also start in quarter four.

The proposal will make a substantial contribution to remove obstacles for employment within the town, additionally addressing severe health, both preventative as well as established conditions, and financial inequalities faced by those within Eastwood.

Service delivery by agencies is sporadic. This project brings all the pieces together to offer what is currently missed most. CEDARS building brings together service providers such as the DWP, Job Centre Plus, NHS, the Council and numerous voluntary sector community groups to deliver services. The building is small, but sufficient to provide a suitable base for a pilot to provide proof of concept, funded by available UKSPF resources and within an affordable overhead cost using resources across public sector agencies.

Offering face to face financial and health based services will provide opportunities to the residents of Eastwood, and those in the north of the borough that are currently lacking. Consequently, in interacting with several agencies, partner organisations can address those with multiple barriers to inclusion and growth directly.

The planned full refurbishment will install:

- Private consultation spaces
- An accessible disabled toilet,
- Adequate lighting through the building,
- Wheelchair and mobility friendly entrance, Desks and work spaces,
- A shower block that will be integrated into the toilet unit at the property's rear
- A striking visual impact and messaging from the street
- Small multi-agency meeting space for cross service pilots.

The recently announced Connect to Work programme which took centre stage for the Autumn Budget, this is a specific example of the service ethos supported by CEDARS, but unattainable without a resource base. CEDARS will provide a

platform for those with disabilities or health conditions to assist them to link up with job opportunities vacancies and support them to succeed in their roles.

Quotes have been attained for some of the work and it appears that the landlord would be willing to accept an advance on the rent for two years with favourable terms. The initial set up costs of around £55,000 for the project could be met from UKSPF. A bid has also been made to EMCCA for further funding. At an EMCCA board meeting on 16 December 2024 it was confirmed that all 19 local authorities including Broxtowe will receive some UKSPF funding for the next financial year, which could further underpin future revenue costs for the pilot period. Early resolution would allow the project to secure the lease and make a start.

Appendix 1 – is a plan of the refurbished office.

Appendix 2 – contains an outline business case for CEDARS.

Conditions to be satisfied

- Confirmation by DWP, and Health partners of their willingness to commit to the pilot project
- The devising of suitable rota arrangements between the agencies to ensure that the proposed facility can be safety staffed during advertised hours
- Further development and refinement of the business case in **Appendix 2**
- Completion of the refurbishment works required and compliance with all health and safety requirements.

4. Key Decision

This report is not a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Head of Finance Services were as follows:

The total cost of the scheme will be fully funded by an allocation from UKPSF grants. The schemes are recognised accordingly in both the revenue budget and the Capital Programme. Any shortfall in revenue funding in future years

would have to be met by an allocation from the Council's own General Fund reserves.

7. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

Section 1 of the localism act 2011 gives the Council the power to do anything that individuals may generally do and section 111 of the local government act 1972 gives a local authority power to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.

The Council must have contracting processes so they have mechanisms to recover funding where beneficiaries do not comply with fund parameters, UK law or any local requirements. The Council will require partnership agreements and contracts, Legal (and procurement) will be formally instructed for support to safeguard the Council

Legal Services will be instructed at the earliest opportunity to review the lease agreement to ensure there is clarity around any obligations and conditions placed the Council are able to minimise any risk incurred.

Works, goods and services must be procured in accordance with the Council's contract procedure rules and Public Contracts Regulations 2015 and other relevant legislation.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable

10. Climate Change Implications

The climate change implications are contained within the report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

Not applicable.

13. Background Papers

Nil.