

Title of Report:	NIHE LEASE: HAZARD HOUSE, 59 HAMILTON PARK, BALLYMONEY.
Committee Report Submitted To:	ENVIRONMENTAL SERVICES COMMITTEE
Date of Meeting:	11th May 2021
For Decision or For Information	FOR DECISION

Linkage to Council Strategy (2021-25)	
Strategic Theme	Healthy, Active and Engaged communities
Outcome	Continued use of Hazard House as a Home Safety Education facility and centre of best practice.
Lead Officer	Head of Health & Built Environment

Budgetary Considerations	
Cost of Proposal	NIL
Included in Current Year Estimates	YES/NO
Capital/Revenue	N/A
Code	21604
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

- 1.1 The purpose of this report is to provide members with additional information sought and consideration as to whether a lease for the above property between the Northern Ireland Housing Executive and Causeway Coast and Glens Borough Council be renewed to support its continued use.

2.0 Background (to include any previous decisions of Council)

- 2.1 Further to previous report item ES 210309 item 6, members requested additional information regarding facility usage together with consultation with existing stakeholders, Northern Ireland Housing Executive and The Public Health Agency together with consideration of an alternative delivery model for home safety education.
- 2.2 Members will be aware that through a partnership of legacy Councils (Ballymoney, Coleraine and Moyle) and with funding support from the Public Health Agency, a Home Safety learning facility was established in Ballymoney.
- 2.3 The facility provides practical home safety advice for community groups, school and youth groups, training for health visitors and student nurses together with members of the public. The premises remain as one of two such facilities in Northern Ireland following the closure of the RADAR Centre in Belfast.
- 2.4 The NIHE has made the premises available for Council use rent free for the last 16 years (opened Autumn 2004). The current proposed renewal is for a further 3 years, but this may be reduced to 1 year minimum.
- 2.5 The Public Health Agency continue to offer an element of annual funding to support the use of Hazard House.

3.0 Facility Usage Statistics

- 3.1 The use of the facility is provided below. On average, 135 visitors use the premises per annum. Visitor numbers fluctuate dependent on staff availability, and most visits/tours are conducted out of office hours.

Year	Visitors
2004 (2 months)	56
2005	283
2006	162
2007	124
2008	150
2009	47
2010	67

2011	42
2012	30
2013/2014	630
2014/2015	30
2015/2016	140
2016/2017	60
2017/2018	104
2018/2019	120
2019/2020	111
2020/2021	14 (virtual tours)
Total	2170

3.2 Contact was made with the local NIHE office with respect to waiting list for accommodation within the area. It has been advised that there is low demand for this type of accommodation within the area.

3.3 Discussions with the funding department Public Health Agency (PHA) have confirmed that the decision to continue with the use of the facility or otherwise is a matter for Council. The funding allocated to support the current facility (£1600) would be reprofiled so the overall grant provided would remain unaffected.

4.0 Options

4.1 Four options have been considered in respect to Home Safety supplementary education delivery.

4.2 The current facility has been well established over the past 16 years. It has the advantage of a typical home layout, with hazards identified in each room of the dwelling. It is a permanent venue, with minor running costs (utilities and general maintenance only). The premises have also been adapted for disabled access including accessibility to the first floor. (Current Running Cost circa £1K)

4.3 The option of moving scenarios to other venues throughout the Borough has the advantage of being more accessible. However, the ability to recreate relatable situations within other premises, such as halls or community centres, will be more challenging and is likely to have reduced impact. Whilst utility bills and maintenance will be negated, room hire costs, set up and dismantling time together with additional travel and vehicle costs, and the likelihood of necessary equipment replacement due to damages because of frequent transit/handling, is likely to out-weigh any cost savings. (Estimated costs £3-4K)

4.4 Consideration was given to a mobile education unit, a specialist vehicle/trailer converted which could be taken/driven to various locations within the Borough. Again, due to cost/maintenance/tax/insurance etc. this option was dismissed as it was considered not cost effective. (Trailer

estimate £10-20K plus towing vehicle, 3.5T mobile display vehicle Est £35-40K).

- 4.5 Relocation to a fixed premise and build a permanent exhibition area. The possibility of co-locating with Councils Museums service was considered. - However, the estimated cost for annual rent and utilities is circa £10K together with initial capital costs estimated to be £10K, would again deem this option as not cost effective.

5.0 Discussion

- 5.1 Of the options considered, the most cost effective is to continue with the permanent facility. In order to increase visitor usage, a proactive programme requires to be drawn up and implemented. This will require additional out of hours resource as would all other options tabled.
- 5.2 Should a decision be taken that the facility is no longer required, there may be some expense incurred to return the dwelling back to its original condition, (removal of internal lift, security alarms/shutters etc.) prior to re-occupation as a dwelling.
- 5.3 Any decision taken to withdraw the facility from use will not affect overall funding offered by the PHA, with previously allocated money being reprofiled to other Home Safety initiatives/targets.

6.0 Recommendation

It is recommended that the Environmental Services Committee consider the options and make a recommendation to Council as to the future of the Hazard House, Home Safety Educational facility.