


**LGA Transformation  
roundtable: Using your  
council's estate to transform  
your local public services**

**Thursday 23 January 2025**

## **What do we mean by “Hub”?**

- Place-shaping
  - Optimum co-location of services/facilities to deliver One Public Estate (OPE) benefits
  - Single or multiple sites
  - Each model unique to a place
  - Range from 100m<sup>2</sup> to 15,000m<sup>2</sup>
  - Varying roles for councils and NHS in delivery
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**West Suffolk**  
Council



**Suffolk**  
County Council



# Mildenhall Hub

*Jointly funded with Academy  
Transformation Trust, Suffolk  
Constabulary, DFE and Sport England*

Welcome to



Mildenhall College Academy

Leisure Centre

Health Centre

Mildenhall Library

Lark Family Hub

Pre-school

Jobcentre Plus

Multi-agency Offices



# OPE objectives for Mildenhall Hub project

	Objective
1	Radically improve the quality of facilities for post-11 education.
2	Reduce the equivalent built elements of the existing public estate by around 5000m <sup>2</sup> or 20%, even allowing for an increase in the current range of leisure facilities
3	Include over 3000m <sup>2</sup> of shared internal space and shared meeting spaces
4	Potential to reduce the running costs of the public estate by over 50% (or £20 million) over 25 years
5	Relocate services from several sites down to one accessible location, close to the town centre (the only town centre facility being relocated is the swimming pool)
6	Provide scope for some of the public services to expand in the future, if demand for them grows.
7	Release several existing public sector sites for housing, retail, employment or other community uses
8	Provide a flexible environment for virtually any model of service delivery in the future, with strong community ownership
9	House a shared 'Hub Host' team in a single shared reception area who can deal with first contacts with visitors
10	Integrate ICT systems.

# Outcomes for Mildenhall Hub

- Leisure centre: membership doubled; activity up by 60%
- Library: membership increased by nearly 80%; lending up by more than 50%.
- Journeys to hospital avoided for outpatient appointments
- Multi-agency initiatives for health, ASB, cost-of-living, etc.
- Improved pathways e.g. Children attending the speech and language sessions go straight to the library to choose books
- Unexpected benefits e.g. SEND students able to use conference room for exams
- Academy expansion plans being brought forward

For more information on outcomes, see:  
[Hub two-year review](#)

# Praise and thanks at official opening of Mildenhall Hub

**Kevin Hurst**

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The Mildenhall Hub has been given its official opening, with an unveiling ceremony by members of the community that use the facility.

Three-year-olds Clara Sore and Jaxon Lerman accompanied by Chloe Colclough and Lucy Fox from Little Treasures Nursery, which is on the Sheldrick Way site, unveiled a new plaque at the site.

They were joined by Mildenhall College Academy students Esme Perpetuo and Stanley Turner, Mildenhall Sharks Swimming Club member Andrew Squire and club vice chairman Geraint Jones, Abbecroft Leisure member Colleen

**“The day we walked into this building I saw every single student and member of staff grow two inches, with the pride that they felt.**

**Nicola Hood**  
Mildenhall College  
Academy principal

Duffield and Mildenhall Library user Sonal Balrey

Speaking on the day to representatives of organisations that helped the project, Cllr John Griffiths, leader of West Suffolk Council, said: “You have all turned this vision into a reality, the hub is about the future and the communities it serves.

“I am absolutely delighted to see people who have been using the new facilities already on a regular basis officially opening the building, including some who were not even



Members of the community and organisation representatives at the opening.

Picture by West Suffolk Council.

born when this project began.

“This project has never been about individual partners but an ethos of how we can together make real and life changing improvements, both now and for future generations, and it is right and proper that it was opened today by the community it will serve.”

The £39million site not only houses the likes of Abbecroft Leisure gym, fitness studios and swimming pool, but the town’s new library, health centre, Citizens Advice West Suffolk

and the job centre are also now there.

It has office space being used by the NHS, Suffolk Police, Suffolk County Council and West Suffolk Council and the Lark Family Hub, formerly Lark’s Children’s Centre has moved from Recreation Road on to the new site.

Mildenhall College Academy also now calls the hub home and principal Nicola Hood said she felt the move has been so positive for everybody at the school.

During the speeches, she said:

“The day we walked into this building I saw every single student and member of staff grow two inches, with the pride that they felt.

“When we moved into this building (June 14) and I stood at the gate and welcomed 1,254 students into here, Michael in Year 8 came up to me and said ‘Miss, they built this for us?’

“You just cannot understand how investing in our young people, noticing and value them (with the new school) has done for them, so thank you.”

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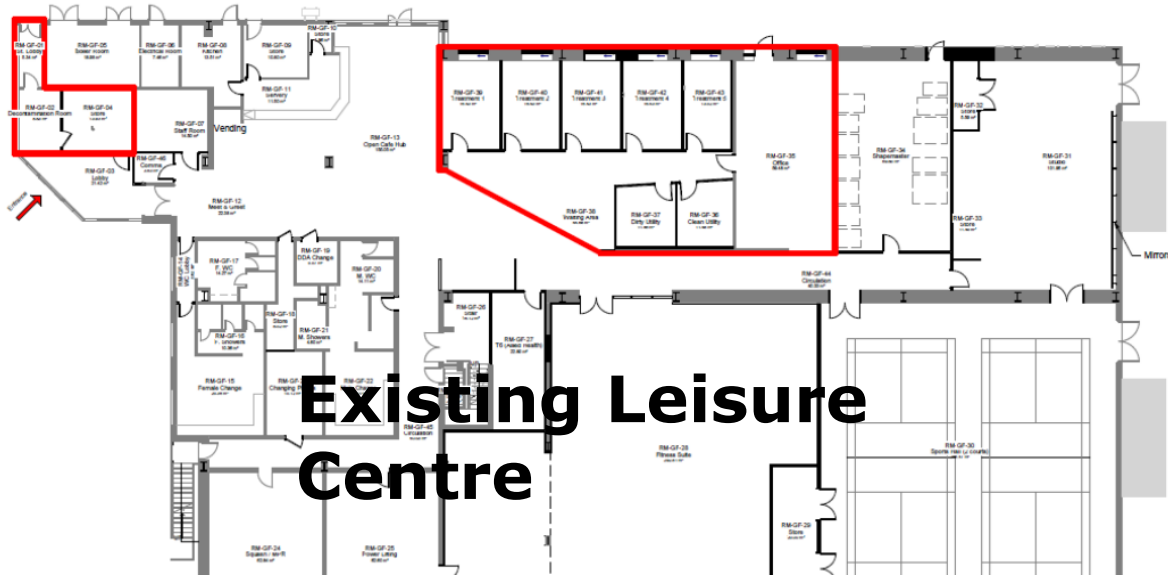


# Brandon

## Leisure and Health Hub

Supporting the community's health and physical activity





## **The Brandon Health Hub used spare capacity in the existing leisure centre to provide:**

- Improved café
- Gym relocation
- Purpose built free weights area
- New Studio
- Treatment rooms for community health (operated by NHS)
- Office space for community health
- Shapemaster suite
- Improved changing facilities
- Changing Places toilet

# New Bury Community Centre









# Project outcomes

1. Redevelopment of former community buildings and dis-used school site to create 79 planning policy compliant new homes.
2. Capital receipt for LEA to re-invest in school infrastructure.
3. Community-led replacement and upgrade of community buildings to form new hub with better community facilities, café, integrated family hub and NHS facility.
4. Capital project funded through land sale, s106 and One Public Estate Land Release Fund grant, and delivered by a commercial developer at no cost-risk to the partners.
5. Two rental units gifted to Community Association to create revenue stream for new centre.
6. Transfer of new centre to Community Association as part of long-term council strategy for community asset ownership.

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