



REPORT TO THE OF PRIDE IN PLACE NEIGHBOURHOOD BOARD

17TH APRIL 2026

**REPORT FROM - SHANE WILLIAMS, ASSISTANT DIRECTOR
RECREATION, CASTLE POINT BOROUGH COUNCIL**

SUBJECT: THE PADDOCKS COMMUNITY HUB EXPANSION

1 PURPOSE OF REPORT

- 1.1 To seek approval for the expansion of The Paddocks Community Hub, transforming the site into a health and culture asset through the development of an Active Wellbeing Suite, Partnership Hub, and enhanced cultural, arts and events infrastructure in the Mercury Hall.

2 LINKS TO PRIDE IN PLACE PRIORITIES AND OBJECTIVES

- 2.1 This project supports the 'Canvey Island Regeneration Plan' by expanding health, wellbeing, cultural, educational and employment opportunities for all residents, and links to the following key outcomes:

- **Pride in Place Intervention Theme** – Education and Opportunity
- **Pride in Place Intervention Theme** – Health and Wellbeing

3 RECOMMENDATION

- 3.1 It is proposed that Pride in Place **RESOLVES**

- (1) To consider the proposal to approve the capital project for the expansion of The Paddocks Community Hub.
- (2) To authorise the allocation of £400,000 from Pride in Place capital funding toward the total project cost of £1.233 million.

4 INTRODUCTION

- 4.1 In 2025, the Board approved and submitted its 4 - Year Investment Plan to MHCLG. This allocated funding to "A Health & Wellbeing Hub" (£150k in

year one and £150k in year two) and “A Stage at The Paddocks”; (£100k in year one).

- 4.2 The Paddocks Community Hub Expansion will transform a much loved but underutilised community centre in the heart of Canvey Island into a key ‘health and culture’ asset, with the development of a new Active Wellbeing Suite and Partnership Hub, and cultural, arts and events infrastructure within the Mercury Hall.
- 4.3 **Active Wellbeing Suite:** This proposal seeks to transform inaccessible areas, such as the former 1066 bar into a new Active Wellbeing Suite, into a functional space to help reduce local health inequalities and to increase social connectivity for residents facing significant barriers to physical activity. The suite will be a safe, non-intimidating environment featuring assisted-exercise equipment specifically for older adults (55+), those with long-term health conditions, and disabled residents
- 4.4 **The Partnership Hub:** Currently unused first-floor rooms will be renovated and made fully accessible via a new lift. This will create a central, modern workspace designed to embed key stakeholders including local authority services, health systems, youth providers, and voluntary groups within the heart of the community. This co-located space will facilitate "system integration," providing a vital base for volunteers, skills development, and accessible services.
- 4.5 **Mercury Hall Modernisation:** The proposal will transform the Mercury Hall into a premier venue for large-scale productions by installing a new stage, curtains, professional lighting, and theatre sound systems. These upgrades are designed to stimulate the local "event economy," creating a ripple effect for Canvey Island businesses such as security, hospitality, and transport. Furthermore, the project will provide enhanced opportunities for residents to engage with arts, culture, and educational opportunities within their local community.

5 OPTIONS

- 5.1 Option 1: Do nothing: The site remains underutilised and inaccessible areas stay closed to the public.
- 5.2 Option 2: Proceed with the Expansion: Unlock £833,000 in additional confirmed funding to deliver the proposals.
- 5.3 Preferred Option: Option 2. This is the option to which the recommendations and implications relate.
- 5.4 The Paddocks Community Centre is a much-loved community asset and is highlighted as a priority site within the Canvey Island Regeneration Plan. Approving the preferred option will unlock the site's wider potential to boost local health, arts, and culture opportunities. This transformation will turn underutilised spaces into a vital 'health and culture' hub, delivering significant benefits for the local community.

- 5.5 Project Timeline: Following approval, the project will be delivered in two key phases. The enhanced cultural, arts, and events infrastructure within Mercury Hall is scheduled for installation by September 2026. This will be followed by the completion and launch of the new Active Wellbeing Suite and Partnership Hub by June 2027.

6 RISK IMPLICATIONS

- 6.1 A full risk register has been completed for this project and is available upon request. This document provides a comprehensive assessment of potential impacts and mitigation strategies to ensure the successful delivery of the expansion.

7 FINANCIAL IMPLICATIONS

- 7.1 Active Wellbeing Suite & Partnership Hub: £1.033 million total cost, with £300,000 requested from Pride in Place.
- 7.2 Mercury Hall Infrastructure: £200,000 estimated cost, with £100,000 requested from Pride in Place.

Mr Shane Williams

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Background Papers:-

Presentation: Paddocks Community Centre – What's next. Pride in Place.

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