

Report of East North East Area Leader

Report to Assistant Chief Executive (Citizens and Communities)

Date: 24th March 2014

Subject: NACRO Rental Subsidy for Mandela Community Centre

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Chapel Allerton	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. NACRO (Junior Youth Inclusion Programme (YIP)) are currently using office space within the Palace Community Centre at a reduced rate.
2. As part of the Asset Review strand of the budget plus work, Palace Community Centre has been identified as a centre that is underutilised, in need of significant capital investment and not DDA compliant and as such should be earmarked as surplus to requirements.
3. Alternative spaces have been identified for the current users of Palace including maximising the usage of other council buildings including the Mandela Centre.
4. NACRO (Junior YIP) have agreed to relocate their office space from Palace to vacant space within the Mandela Centre, subject to the charges being similar to the current charge that they incur.
5. It is therefore requested that the rental fees for this space are discounted by £3,312.99 to £2,000 p.a, which is a rate just above the figure that they were charged for office space in Palace Community Centre.

Recommendations

6. It is recommended that the rental fees for NACRO's use of office space within Mandela Community Centre are again discounted to £2,000 for a period of 12 months starting 24th March 2014. It is suggested that the arrangement be reviewed annually to determine whether the letting agreement should continue and the rate of subsidy appropriate.

Purpose of this report

- 1.1 The purpose of this report is to highlight the work delivered by NACRO in Chapeltown targeting the most difficult to reach young people.
- 1.2 It also outlines a request from CYDC to waive the standard market rental agreement (MRA) cost for space within Mandela Community Centre and requests that the Assistant Chief Executive agrees a reduced charge of £2,000 for 12 months.

2 Background information

- 2.1 NACRO are currently using office space within the Palace Community Centre at a reduced rate.
- 2.2 As part of the Asset Review strand of the budget plus work, Palace Community Centre has been identified as a centre that is underutilised, in need of significant capital investment and not DDA compliant and as such should be earmarked as surplus to requirements.
- 2.3 Alternative spaces have been identified for the current users of Palace including maximising the usage of other council buildings including the Mandela Centre.
- 2.4 NACRO have agreed to relocate their office space from Palace to vacant space within the Mandela Centre, subject to the charges being similar to the current charge that they incur.
- 2.5 It is therefore requested that the rental fees for this space are discounted by £3,312.99 to £2,000 p.a.

3 Main issues

- 3.1 Nacro, the crime reduction charity, are dedicated to reducing crime and reoffending in communities across England and Wales. They design and deliver programmes that equip people with the skills, advice, attitude and support they need to move their lives on and move away from crime.
- 3.2 Youth Inclusion Programmes (YIPs), are tailor-made programmes for 8 to 17-year-olds who are at high risk of involvement in crime or anti-social behaviour. YIPs generally work with either the 8-12 age range (Junior YIPs) or the 13-17 (Senior YIPs).
- 3.3 YIPs target young people in a neighbourhood who are considered to be most at risk of offending, but are also open to other young people in the local area.
- 3.4 YIPs aim to reduce youth crime and anti-social behaviour in the neighbourhoods in which they work. Young people on the YIP are identified through a number of different agencies, including the YOT, police, children and family services, local education authorities or schools, neighbourhood wardens and anti-social behaviour teams.
- 3.5 The programme gives young people somewhere safe to go where they can:
 - learn new skills;

- take part in activities with others;
- and get support with their education and careers guidance.

3.6 NACRO have previously used office space within the Palace Community Centre for a number of years and their move to the Mandela Centre supports the asset review in the Chapel Allerton Ward by enabling the rationalisation of assets and potential closure of Palace Community Centre.

3.7 It is requested that the rental fees for this space are reduced from £5,312.99 and the organisation charged £2,000, just above the rate that they were charged for space at Palace so the reduced rent ensures that the organisation do not have a funding resource issue.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Rental charges are a matter between the user and the Council and are not therefore subject to wider consultation (the Community Centre review will be considering community centre charging policies and there will be consultation on this with all interested parties in due course).

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 Mandela Community Centre is open to all groups to use. EIA screening has been undertaken to establish whether or not a full EIA should be completed at this time and it has been concluded that a full EIA is not required as the decision would have no negative effect on any particular equality characteristics, indeed the location of the service within the community has positive benefits, and the terms of the occupation are such that the position in relation to access to the facilities by the community can be reviewed within the 12 month period of occupation (the Community Centre Review underway at the moment is also looking at availability and use of community facilities over the longer-term and EIAs relating to this work will be undertaken as the review progresses).

4.2.2 NACRO are committed to supporting young people from all communities who are vulnerable and provide projects focussed providing alternatives to becoming involved in criminality. The groups are working with partners to develop the policies and practices considering best practise and outcomes.

4.3 Council policies and City Priorities

4.3.1 The City Priority Plan 2011-15 sets out a clear ambition to increase the levels of young people in employment, education or training and reduce the number of 16-18 year old NEETs. NACRO have a key role to play in delivering this aim.

4.3.2 The project also seeks to deliver outcomes set out in the Children and Young People Plan 2011-15 to ensure that children and young people do well in learning and have the skills for life; improve behaviour, attendance and achievement); increase numbers in employment, education or training.

4.4 Resources and value for money

- 4.4.1 Although the proposal involves waiving the full rental income, in reality there will be a net saving to the Council as the space is not currently used and the move assists in facilitating the closure of another centre and realise savings as part of the Asset Review.
- 4.4.2 Work is ongoing to develop a project to consider the long term future of the centre and secure capital investment into the building, and this will be influenced by the outcomes of the Asset Review which is currently underway.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no legal implications arising from the contents of this report.

4.6 Risk Management

- 4.6.1 The potential risk of NACRO becoming in effect, a sitting tenant, would be overcome by the inclusion of a review mechanism within the twelve month letting period as a condition of the agreement between NACRO and LCC.

5 Conclusions

- 5.1 NACRO provides a key service across the City and in East North East (ENE) Leeds, predominantly in the Chapeltown priority neighbourhood.
- 5.2 The move from Palace Community Centre to Mandela Centre assists in facilitating the closure of Palace and realising long term savings as part of the Asset Review
- 5.3 It is requested that, the rent for the office at Mandela Centre be subsidised and the MRA fee of £5,312 be reduced by £3,312 and a charge of £2,000 be levied.

6 Recommendations

- 6.1 It is recommended that the rental fees for NACRO's use of office space within Mandela Community Centre are again discounted to £2,000 for a period of 12 months starting from 24th March 2014. It is suggested that the arrangement be reviewed annually to determine whether the letting agreement should continue and the rate of subsidy appropriate.

7 Background documents¹

- 7.1 EIA screening document

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.