



Report of the Director of Environment & Neighbourhoods Directorate

South Leeds (Outer) Area Committee

Date: Monday 25th February 2008

Subject: Windmill Youth Club – Well Being Capital Proposals

Electoral Wards Affected: Rothwell <input checked="" type="checkbox"/> Ward Members consulted (referred to in report)	Specific Implications For: Equality and Diversity <input type="checkbox"/> Community Cohesion <input type="checkbox"/> Narrowing the Gap <input type="checkbox"/>
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Council Function <input type="checkbox"/>	Delegated Executive Function available for Call In <input checked="" type="checkbox"/>	Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/>
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Executive Summary

This report requests approval for capital funding of £30,707 to be spent on Windmill Youth Club. This funding will be complimentary to a £111,658 programme of works to be undertaken with funding from Section 106 monies allocated for use on community facilities in the Rothwell area. All works will be completed subject to a new lease being signed between the Council and the trustees of Windmill Youth Club.

1.0 Purpose Of This Report

1.1 The purpose of this report is to request Area Committee funding for a number of complimentary works to Windmill to link into the Section 106 funding allocated for the enhancement of community facilities in the Rothwell area.

2.0 Background Information

2.1 Windmill Youth Centre is within the second tranche of community centres due to transfer to Environments and Neighbourhoods Directorate and then delegated to the Outer Area Committee. Since April 2007, this has been somewhat of a transitional period while budget details are being finalised between Environments & Neighbourhoods and the former Learning & Leisure Department. South Leeds Area Management Team has been dealing with a number of urgent issues required to be addressed prior to centres being officially transferred. This has been due to timescale implications associated with funding and leases.

- 2.2 Windmill Youth Centre is situated in a prime location in the centre of Rothwell. The facility was constructed in the 1860's and was originally used as a Mechanics Institute for the Rothwell area. At the rear of the facility, there is a house which is occupied by the caretaker for the building. The facility isn't owned by the Council and it is the responsibility of a board of trustees who lease the building to the Council for the provision of youth activities and sessions for disabled people in the area.
- 2.3 At present, the facility is costing approximately £57,000 per year to operate in caretaking, utilities and maintenance costs, with income of around £1000 being generated per annum through various lettings. The main lettings are LCC Youth Service youth clubs, Rothwell & District Gateway Club which provides activities for local people with disabilities, Rothwell in Bloom, Primary Care Trust Health Bus sessions, Rodillian High School classes and Rothwell Drop in Club.
- 2.4 The building is leased to the Council from the Trustees of the Mechanics Institute, the former name of Windmill Youth Club building. The lease on the facility has expired and a new lease is currently being negotiated. The Council would be responsible for full internal / external repairing and insuring lease for a 75 year term. The lease is currently being finalised with Legal and Democratic Services, the Council and trustees having both agreed on the Heads of Terms which set out both parties responsibilities for the premises.

3.0 Windmill Youth Club – Capital renovation scheme

- 3.1 This project is to provide a comprehensive backlog maintenance scheme to Windmill Youth Club. The majority of works on the building will be completed via an injection of Section 106 funding which has been allocated by Wimpey for the enhancement of community facilities in the Rothwell area. There are very specific timescales associated with this funding – it must be spent by February 2009 or monies will have to be returned to Wimpey. The project has taken a while to come to fruition due to a number of complex issues mainly to do with the lease and the caretakers living arrangements.
- 3.2 A surveyor from Facilities Management of the former City Services Department has assessed the current condition of the centre and drafted a schedule of works which need to be undertaken. The total costs of works is £177,365. £142,365 of this work is required to be completed in the 2008/09 financial year. The remaining £35,000 relates to the installation of a lift, this work is not required immediately but is flagged up as something that will be required in future years.
- 3.4 Rothwell Ward Members have been consulted on the proposal and are supportive of allocating Well being funds to bring additional value to the Section 106 funding. A report has also been presented to Planning Board to gain approval to release the Section 106 funding to go towards this scheme and Asset Management Group have also supported the proposals for the works at Windmill Youth Centre.

4.0 Implications For Council Policy and Governance

- 4.1 There are no direct implications associated with Council Policy and Governance as a result of this report.

5.0 Legal and Resource Implications

- 5.1 Legal implications as a result of this report will be reflected in any subsequent Funding Agreements and contracts to tender that arise from projects funded by

the Well being Budget. Legal implications are also associated with the development of a lease which will be a 75 year binding contract between the Council and trustees of the building.

5.2 Resource implications will be that the remaining balance of the Rothwell capital Well being Budget allocation will be reduced as a result of this project being funded.

6.0 Conclusions

6.1 The outcome of this project will be a better quality of facility and the completion of maintenance work which has been pending for a number of years. Once this work is complete, the building will be brought up to a category. This standard is the highest rating a building can be given and will primarily benefit the Rothwell area but will have benefits for any organisation that chooses to use Windmill Youth Club.

7.0 Recommendations

7.1 The recommendations for this report are:

- Members are asked to note the contents of this report
- Members are asked to approve the allocation of £30,707 from Rothwell Ward Well being capital allocation