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## Report of the Head of Integrated Youth Support Service

### Executive Board

Date: 1<sup>st</sup> April 2009

**Subject: Design & Cost Report**

**Scheme Title: South Leeds Integrated Youth Centre**  
**Capital Scheme Number: 15000**

#### Electoral Wards Affected:

Ardsley and Robin Hood  
Beeston and Holbeck  
City and Hunslet  
Middleton Park  
Morley North  
Morley South  
Rothwell

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In  
(Details contained in the report)

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### EXECUTIVE SUMMARY

1. Executive Board is asked to give authority for the use of external income of £4,979,376 to build an integrated high quality youth centre, for the benefit of young people from South Leeds, on the site of the former Merlyn Rees High School in Belle Isle.

## **1.0 Purpose of this Report**

1.1 The purpose of the report is to:-

1.1.1 Give authority to incur expenditure of £4,979,376 on the South Leeds Integrated Youth Centre on construction costs and fees.

## **2.0 Background Information**

2.1 In February 2008, Executive Board approved an Integrated Capital Strategy for Youth Centres. This was in pursuance of the 2006 Education and Inspections Act and of the Government's Ten Year Youth Strategy.

2.2 In summary, the report approved in February 2008:-

- set out the ambition for at least one high quality, integrated "youth hub centre" in each of the five wedges
- confirmed and built on the principles and aims of a youth hub centre strategy agreed by Asset Management Group in November 2007
- established a commitment and willingness for Leeds City Council and partner organisations to invest in youth hub centres through a variety of funding streams.

2.3 The former sports hall of Merlyn Rees High School has already been renovated to create phase one of the South Leeds Integrated Youth Centre. This is open and operating.

2.4 The Department for Children, Schools and Families announced in May 2008 the availability of "myplace" grants for the establishment of world class youth centres. Applications were invited for schemes costing up to £5,000,000 with an application deadline of 29<sup>th</sup> July.

2.5 Young people played a leading role in determining the nature and scope of the application for South Leeds Integrated Youth Centre. Equally, a multitude of organisations worked together hard, fast and collaboratively to enable Leeds IYSS to meet the challenging timescale and process.

2.6 The service delivery model is based on a hub and spoke concept. The approved business plan details how provision will be available both at the centre itself and via mobile and satellite provision. As such, South Leeds Integrated Youth Centre will benefit young people from across Inner and Outer South Leeds.

2.7 Myplace grant funding of £4,979,376 was approved in late October 2008. £30,000 of this is to be used for minibus purchase and the remaining £4,949,376 is for building the South Leeds Integrated Youth Centre.

2.8 The target date for opening the fully functional centre is November 2010.

## **3.0 Main Issues**

### **3.1 Design Proposals and Scheme Description**

This 2 storey, 1200 m2 building will offer facilities such as motorbike workshops, multi media / recording studio, Art studio, hair dressing areas, training facilities, meeting rooms and chill out zones to name a few. The building has been designed with extensive consultation with the Youth Centre stakeholders, Young members of the community and community leaders, specifically looking at the way the spaces fit together.

The building is a facility for the young people of South Leeds offering adaptable space for the present (and to match changing needs of the future). Security, flexibility and sustainability were defining parameters within the brief, utilising and

enhancing the existing building and reinvigorating the site for the benefit of the whole community.

The building will achieve BREEAM standard very good, this takes into consideration both design and materials and is accompanied by the commitment of the Youth Service as to the site management, maintenance issues and the long term sustainability of the building. It will incorporate such things as the use of natural light and ventilation, enhancing the quality of the environment, solar panels mounted to the roof and a ground source heat pump as a means of heating the building.

### 3.2 Consultations

Young people from South Leeds, Leeds Youth Council and ROAR (Reach Out and Reconnect) have been heavily involved and instrumental in designing the building, its use, and its services.

The core partners are Leeds IYSS, 4Children, NHS Leeds, and Health for all Leeds. More than 30 organisations have been consulted and/or engaged in the myplace application.

Middleton Park ward members have been proactive in establishing the proposals for the centre. Members from South Leeds have been kept informed and some have taken opportunities to discuss and contribute to proposals. The relevant Executive Board Members have been supportive throughout.

### 3.3 Programme

- |                     |          |          |
|---------------------|----------|----------|
| • Detailed design   | 15/12/08 | 23/01/09 |
| • Tender Period     | 01/06/09 | 26/06/09 |
| • Tender Acceptance | 29/06/09 | 24/07/09 |
| • Construction      | 24/08/09 | 12/11/10 |

## 4.0 **Implications For Council Policy And Governance**

### 4.1 Compliance with Council Policies

The proposed expenditure is in line with previous Executive Board agreed policy and with relevant Asset Management Plans. The scheme also enables the Council to respond to the 2006 Education and Inspections Act and to the Government's Ten Year Youth Strategy.

### 4.2 Community Safety

The proposals contained in the report do have implications under Section 17 of the Crime and Disorder Act 1998, namely :-

A range of programmes related to youth offending, misuse of drugs, and anti-social behaviour will be included in the work of the Youth Hub. Young people's leadership and ownership are key to the centre's operation, reducing the incidence of vandalism and other related crime. Over time this may impact on the fear of crime in the neighbourhood.

## 5.0 Legal And Resource Implications

### 5.1 Capital Funding and Cash Flow

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2009 £000's	FORECAST			
			2009/10 £000's	2010/11 £000's	2011/12 £000's	2012/13 £000's
LAND (1)	0.0					
CONSTRUCTION (3)	3591.0		3000.0	591.0		
TRANSPORT (4)	30.0			30.0		
FURN & EQPT (5)	878.4			878.4		
DESIGN FEES (6)	442.0		221.0	221.0		
OTHER COSTS (7)	38.0			38.0		
<b>TOTALS</b>	<b>4979.4</b>	<b>0.0</b>	<b>3221.0</b>	<b>1758.4</b>	<b>0.0</b>	<b>0.0</b>

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2009 £000's	FORECAST			
			2009/10 £000's	2010/11 £000's	2011/12 £000's	2012/13 £000's
MyPlace Grant	4979.4		3221.0	1758.4		
	0.0					
<b>Total Funding</b>	<b>4979.4</b>	<b>0.0</b>	<b>3221.0</b>	<b>1758.4</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

### 5.2 Additional Capital Funding

Phase One of the centre opened in August 2008 with funding as follows:-

£120,000 Youth Capital Fund  
 £10,000 Intensive Neighbourhood Management  
 £30,000 Inner South Area Committee  
 £20,000 Property Services

The Council is also contributing £600,000 by foregoing a potential capital land sale receipt.

### 5.3 Revenue Effects

A full revenue plan was submitted as part of the application for a myplace grant. It sets out a realistic but encouraging budget position. The plan describes:-

- realigning budgets from other centres, primarily through use of a budget from an administrative base which has recently closed in South Leeds
- realigning existing staff budgets
- recommissioning and reprioritising services
- external income via partner organisations
- money raised by young people
- some limited charges to service users

#### 5.4 Risk Assessments

All risks are recorded on a risk log following DSC procedures. These are monitored and owned by the 'Youth Hub and Children Centre Capital Programme Board'. This group meets on a monthly basis.

#### 6.0 **Recommendation**

Executive Board is requested to give authority to spend £4,979,376 of myplace grant funding to the establishment of South Leeds Integrated Youth Centre.

#### 7.0 **Background Papers**

There are no specific background papers relating to this report.