



Report of the Director of Children's Services

To: Executive Board

Date: 4 November 2009

Multi-function Centre: Co-location Capital Grant Part b) Leasing of Land Adjoining the David Young Academy

Electoral Wards Affected:
Killingbeck & Seacroft

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)

EXECUTIVE SUMMARY

The subject site is 0.59ha (1.4583 acres), in area and adjoins the David Young Community Academy which was opened in September 2006 on land leased from the Council by way of a 125 year lease.

The David Young Community Academy (DYCA) with the support of the local Seacroft / Manston Children and Young People Partnership successfully applied to the Cross Government Co-Location fund for a grant of £3.35m to build a multi-function centre. The centre will provide opportunities to co-locate a range of services including:

- a children services family support team (with a strong emotional and mental health focus)
- community facilities for meetings, performance, arts (a celebration centre for Seacroft) etc
- an International Baccalaureate Centre for post 16 provision that will involve students (from East Leeds) in community focused projects in conjunction with the EASEL regeneration initiative
- local youth organisations including 2 cadet groups and one scout group

The project will support the development of key priorities within the Children and Young People's Plan including enabling integrated working and strengthening safeguarding.

It was originally intended that the building would be constructed within the area currently leased to DYCA. It quickly became apparent that the scheme could be significantly improved if adjoining land could be made available. It would enable the development to be more easily understood as an accessible community resource rather than 'just' another part of the DYCA. The scheme is using the architects who developed DYCA and they fully understand the need for the development to have empathy for the potential of the site for future development. It would also enable additional car parking to be provided and the construction of an extension to the existing road. This would also mean that access to the new building would not interfere with access for emergency vehicles to DYCA.

The DYCA would wish the Council to support the initiative by granting a supplemental co-terminous 122-year lease at 'nil consideration' on the same terms as the existing lease.

Ward Members fully support this request. The Seacroft/Manston Children and Young People Partnership will be used as a steering group to ensure stakeholder engagement and to develop the centre as an exciting and well-used resource.

1. Purpose Of This Report

- 1.1 To secure approval to the request from the DYCA for a supplemental co-terminous 122-year lease at 'nil consideration' on the same terms as the existing lease subject to ensuring the appropriate safeguards for the Authority in relation to any future development of the site on which the East Leeds Family Learning Centre is based.

2. Background Information

- 2.1 The subject site is 0.59ha (1.4583 acres) in area and adjoins the David Young Community Academy which was opened in September 2006 on land leased from the Council by way of a 125 year lease.
- 2.2 The David Young Community Academy (DYCA) with the support of the local Seacroft / Manston Children and Young People Partnership successfully applied to the Cross Government Co-Location fund for a grant of £3.35m to build a multi-function centre. The centre will provide opportunities to co-locate a range of services including:
 - a children services family support team (with a strong emotional and mental health focus)
 - community facilities for meetings, performance, arts (a celebration centre for Seacroft) etc
 - an International Baccalaureate Centre for post 16 provision that will involve students (from East Leeds) in community focused projects in conjunction with the EASEL regeneration initiative
 - local youth organisations including 2 cadet groups and one scout group
- 2.3 The project will support the development of key priorities within the Children and Young People Plan including enabling integrated working and strengthening safeguarding. The development of a co-located multi-disciplinary team will build on previous work undertaken locally through the MAST service and focus directly on needs identified by stakeholders locally and by evidence from the common assessment framework.
- 2.4 The project will offer an opportunity to provide a 'physical' bridge between the work undertaken by DYCA and the local community and will be developed to be adaptable so as not to adversely affect any further development on the site of the closed East Leeds Family Learning Centre.
- 2.5 The project will offer a unique opportunity to improve family support services in the area alongside the development of the Seacroft Children's Centre.
- 2.6 The centre will act as a 'celebration site' encouraging high aspirations for the local community. The local Seacroft/Manston Children and Young People Partnership will encourage use of the centre as a hub to celebrate shared work between local schools and partners.

3. Main Issues

- 3.1 It was originally intended that the building would be constructed within the area currently leased to DYCA. It quickly became apparent that the scheme could be significantly improved if adjoining land could be made available. It would enable the development to be more easily understood as an accessible community resource rather than 'just' another part of the DYCA. The scheme is using the architects who

designed DYCA and they fully understand the need for the scheme to have empathy for the potential of the site for future development. It would also enable additional car parking to be provided and the construction of an extension to the existing road. This would also mean that access to the new building would not interfere with access for emergency vehicles to DYCA.

- 3.2 The scheme has wide stakeholder support locally. Partners continue to be involved at each stage of the scheme's development. No objections have been raised to the request for additional land through a leasing arrangement. The reverse has in fact been the case. Ward members have been very supportive at each stage. The scheme is seen to be making an important statement of continuing investment in the area. The ward members involved and other stakeholders have made it clear that the scheme should be empathetic with the aspirations for the future development of the site. This has been a priority for the process undertaken with the architects to date.

4. Legal And Resource Implications

- 4.1 The value of the additional land which would be subject to a new lease is £273,000 and this would need to be agreed on a 'less than best basis'.
- 4.2 Children Services will meet the internal asset management costs from existing resources.

5. Recommendations

- 5.1 It is recommended that the request from the David Young Community Academy to lease the additional land on the terms outlined above be agreed and progressed.