

Report of	Meeting	Date
Director of Public Protection, Streetscene and Community (Introduced by Councillor Alistair Bradley, Executive Leader)	Council	25 November 2014

CHORLEY YOUTH ZONE

PURPOSE OF REPORT

1. For the Council to approve the delivery of a Youth Zone in Chorley.

RECOMMENDATION(S)

2. Council is recommended to:
 - (i) Approve the delivery of a Chorley Youth Zone.
 - (ii) Note that, subject to this report being approved, an Executive Member Decision will be taken to assemble the land for the Youth Zone.
 - (iii) Approve the plan to work in partnership with Onside Youth Zones, The Arts Partnership and Lancashire County Council to deliver a Chorley Youth Zone.
 - (iv) Commit to use best endeavours to develop a Public Service Hub at Lancashire County Council's premises on Union Street.
 - (v) In the event that a final agreement on funding and delivery cannot be reached, in a reasonable time frame, with Lancashire County Council then the Council will deliver a Chorley Youth Zone with Onside Youth Zones and The Arts Partnership.

EXECUTIVE SUMMARY OF REPORT

3. The report outlines the following:
 - The background to the development of a Chorley Youth Zone.
 - Draft plans for the Youth Zone and details of operation.
 - The capital and revenue costs for the Youth Zone, including details of partners contributions, plus the financial details in the event that Lancashire County Council are not involved.
 - The creation of Chorley Youth Zone Charitable Trust.
 - Details regarding site assembly for the Railway Street site.
 - Ongoing work between Chorley Council and Lancashire County Council to explore the development of a Public Services Hub at the County's Union Street premises.
 - Indicative timescales

Confidential report Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. The delivery of a Youth Zone in Chorley and, potentially, a Public Service Hub.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. Not to engage in the delivery of a Youth Zone in Chorley.

CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	✓	A strong local economy	
Clean, safe and healthy communities	✓	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

7. 18 months ago Lancashire County Council announced plans to develop a Youth Zone at their Union Street premises. At the same time Chorley Council were in discussions with The Arts Partnership regarding the potential development of their building on Railway Street. This resulted in discussions between Chorley Council, Lancashire County Council and The Arts Partnership regarding the possible locating of the Youth Zone. Subsequently, Onside Youth Zones were involved in the discussions.
8. Running parallel with the Youth Zone discussions has been Lancashire County Council's need to improve and better utilise their Union Street premises, especially if the initial plan to locate a Youth Zone in the building were to change. Chorley Council and Lancashire County Council are working together to look at the option for a Public Services Hub at the Council Council's Union Street offices.

CHORLEY YOUTH ZONE

9. An indicative plan for a Chorley Youth Zone has been prepared, see Appendix 1. This plan is in a draft format at the moment. There are ongoing discussions regarding the operational requirements of partners. The Youth Zone would also need to secure planning permission, involving consultation with residents and stakeholders. There would also be further discussions with young people to ensure the Youth Zone meets their requirements. There is also the issue of assembling the site. This is covered in Paras 20 to 21 of this report.
10. The Youth Zone will provide 'world class' facilities for young people and be open 7 evenings per week. It will also be open all day during school holidays. In order to provide an exciting and stimulating environment there will be 10+ activities available at any point in time.

COSTINGS

11. The capital cost of the Youth Zone, including site assembly is £4,150,000.
12. The revenue costs per year is £480,000.
13. Discussions to date have included an 'in principle' agreement from Chorley Council and Lancashire County Council to contribute the following, subject to the respective approvals being secured.

<u>Capital</u>	
Chorley Council	£1,200,000
Lancashire County Council	£900,000

14. The capital balance of £2,050,000 would be funded by Onside Youth Zones. This would come from private donations and grants.

<u>Revenue</u>	
Chorley Council	£50,000
Lancashire County Council	£50,000

15. The revenue balance of £380,000 would be funded by a new Chorley Onside Youth Zone charitable trust. This would come from entrance fees, private sector donations, income from events and income from trusts and grants.
16. The Lancashire County Council contributions referred to above are 'in principle' figures at the moment. Further discussion is required over the next 3 months to finalise operational details and also to consider the costings for the Public Service Hub.
17. If these discussions do not result in agreement between Chorley Council and Lancashire County Council, this will leave a funding gap of:

Capital	£900,000
Revenue	£50,000

18. In these circumstances, it is proposed that Chorley Council contribute a further £50,000 revenue to bridge the revenue gap. It is also proposed that Chorley Council contribute a further £450,000 capital funding, with the remaining £450,000 being funded by Onside Youth Zones.

YOUTH ZONE OPERATION

19. The operation of the Chorley Youth Zone will be undertaken by a new charitable organisation, Chorley Youth Zone Charitable Trust. The Trust would involve Chorley Council, Lancashire County Council, Onside Youth Zones and The Arts Partnership. The Youth Zone will be leased to the Trust, by Chorley Council, on a long term basis for a peppercorn rent. This would be the subject of a further report to members.

SITE ASSEMBLY

20. Agreement has been reached with The Arts Partnership that they will contribute their land to the project, in return for involvement in the new Trust, a small office space and being able to deliver activities and services from within the Youth Zone.
21. A price has been agreed for the purchase of the Leigh Arms. This can be funded from approved capital funds and will be subject to an Executive Member Decision within a few days, assuming the recommendations within this report are approved by Council this evening.

TIMELINE

22. The following information gives an indication of the project timeline.

- Site assembly - December 2014
- Finalise operational arrangements - February 2015
- Finalise design - February 2015
- Establish Charitable Trust - Spring 2015
- Planning application - March 2015
- Procurement - July 2015
- Private donations - From November 2014
- Demolition and construction - October 2015
- Open - April 2016

PUBLIC SERVICE HUB

22. As mentioned in paragraph 8, Lancashire County Council and Chorley Council have been working together to look at the development of a Public Service Hub at their Union Street premises. The details are currently being worked up, including the costings. As and when this information is available, a further report will be brought to Members. The aim of working together on the delivery of a Public Service Hub is to enhance the delivery of services and give the customer an improved experience, and also deliver services as efficiently, as possible. With these aims in mind, it is recommended that Chorley Council use best endeavours to develop such a Hub at Lancashire County Council's Union Street offices.

IMPLICATIONS OF REPORT

23. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	✓	Customer Services	
Human Resources		Equality and Diversity	
Legal	✓	Integrated Impact Assessment required?	✓
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

24. In financial terms, there are a number of potential outcomes associated with this development. For ease, I will outline the maximum financial exposure for Council should it agree the recommendations. In total the capital costs could amount to £1.65m resulting in debt charges of circa £70k per annum. In addition to this the revenue costs could total £100k making a total of £170k per annum, if the capital expenditure was financed from borrowing. There are a number of alternative financing arrangements that could be used to reduce the debt charge figures, as there are in relation to the revenue costs. The Council could reallocate some of the resources it currently spends on youth activities. Once details are firmed-up, I will be able to update the Council further on the agreed financial implications. Any decision to agree the recommendation needs to be done in the context of the Council's financial position. Presently we are facing a budget deficit in future years', therefore, if this becomes a priority further savings will need to be found from non-priority areas.

COMMENTS OF THE MONITORING OFFICER

25. Given the nature of the recommendations there are no legal reasons not to approve the report. Specific comment will be made on future stages such as the site accumulation. Care will have to be taken to ensure the governance arrangements of the trust adequately protect the interests of the Council and the other parties concerned, this will avoid potential issues in the future. A reasonable period for final agreement on funding and delivery is not defined within the report but as it confirms that future decisions will be brought to the Executive and to Council in the future, this will be addressed in those update reports.

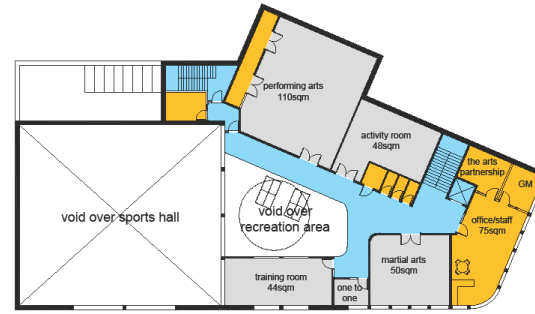
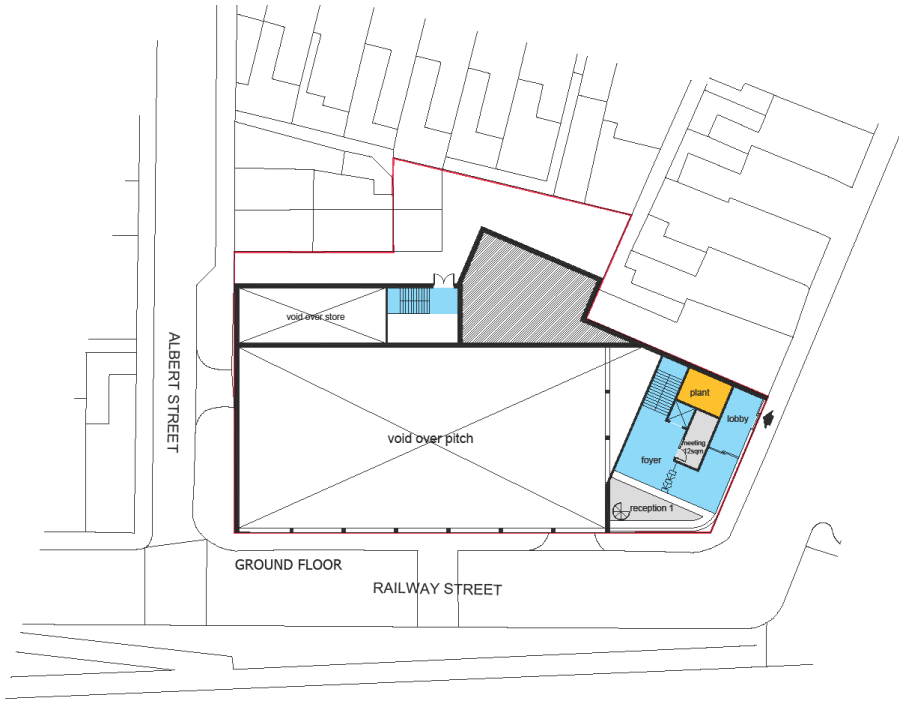
JAMIE CARSON

DIRECTOR OF PUBLIC PROTECTION, STREETSCENE AND COMMUNITY

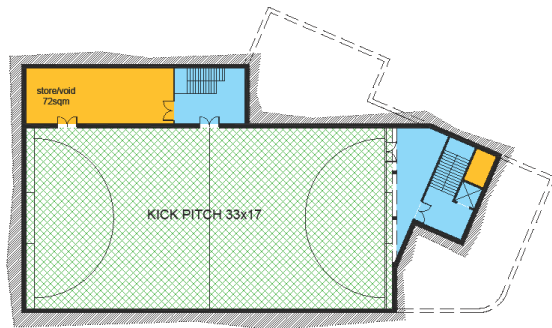
There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Jamie Carson	(01257) 515815	12 November 2014	***

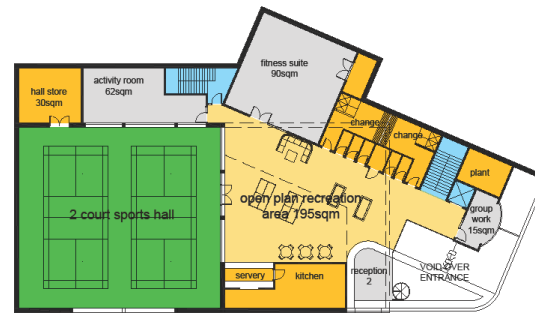
APPENDIX 1



FIRST FLOOR



LOWER GROUND FLOOR



UPPER GROUND FLOOR

Revision B: 17/04/14 - Minor amendments.
Revision A: First Floor Layout

PROPOSED YOUTH ZONE
CHORLEY

PROPOSED PLANS



The Triforium
17 Warwick Street
Nagly
Warwickshire
CV21 2EH
Tel: (01788) 576137
Fax: (01788) 541328

- Architecture
- Interiors
- Planning
- Computer Graphics
- Project Management
- CDM-C

Drawn:	Dennis Swain
Date:	February 2014
Scale:	1:200 at A1 1:400 at A3
Dwg No.:	23:14:01B



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