

Committee:	<b>Lead Member for Learning and School Effectiveness</b>
Date:	<b>16 July 2012</b>
Title of Report:	<b>Investment and disposal opportunities identified in the Youth Service Accommodation Review</b>
By:	<b>Director of Children's Services</b>
Purpose of Report:	<b>To seek approval for the investment and disposal opportunities identified in the Targeted Youth Support Service Accommodation Review</b>

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**Recommendation:**

**The Lead Member is recommended:**

- (1) to approve the proposed investment programme; and**
- (2) to support the proposal that Battle Youth Centre be declared surplus to Targeted Youth Support Services requirements; and**
- (3) to support the proposal that Uckfield Youth Centre be declared surplus to Children's Services requirements.**
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## **1. Financial Appraisal**

1.1 A review of Targeted Youth Support Service (TYSS) accommodation has recently been carried out by the Capital Strategy Team, working with TYSS, to investigate the following factors: costs of running buildings, the extent to which they are used, the ownership, the suitability and whether they can actually be disposed of. The report from the review has been approved by the Children & Families Capital Strategy Board as well as the Children's Services Capital Strategy Board.

1.2 The Capital Programme has an allocation of £250,000 in 2012/13 for capital improvement works to non-school buildings. A proportion of this allocation (c£125k) can be made available for Youth Centres.

## **2. Supporting information**

2.1 **Appendix 1** lists the buildings currently used by TYSS, with some key information and notes from the accommodation review.

2.2 In the review of accommodation, three Youth Centres were identified which were well-used, in areas of need and required investment:

- Heathfield Youth Centre
- Hollington Youth Centre
- The Joff, Peacehaven

2.3 Improvement works would include decoration which would make the buildings more welcoming, and changes to layout which would provide more flexibility and useful spaces. Some outstanding planned maintenance would also be carried out at the same time. An initial study has identified and prioritised the work required. Following Lead Member approval, feasibility studies would be commissioned.

2.4 In parallel with this exercise, Hollington Youth Centre and The Joff are also being considered as potential locations for a new service for unemployed young adults - Employability Development Centres – which would operate during the school day. This new service has an associated capital budget and therefore a combined programme of work may be carried out at these locations.

2.5 Battle Youth Centre is a relatively modern building which is in good condition and has been adapted to provide disabled access throughout. However, it is currently only used by TYSS for youth sessions one evening per week and on alternate Saturday afternoons. TYSS has no plans for expansion and they have identified alternative premises which could be

hired when required. Claverham Community College does run some adult education sessions in the building during the day but these currently provide no income for TYSS.

2.6 While Battle Youth Centre may be surplus to the needs of TYSS, there are potential uses by other teams from Children's Services that would be investigated before initiating the corporate process for disposal.

2.7 The Uckfield Youth Centre building is situated on the Uckfield Community Technology College (CTC) site and is only used by TYSS for youth sessions two evenings per week. There is some major outstanding maintenance required.

2.8 Uckfield CTC hope to take over the Youth Centre building to develop a Vocational Skills Centre. In return, they have offered TYSS evening use of the school gym and proposed 6th Form common room. TYSS also have the option of hiring the former Uckfield Community Learning Centre as an alternative venue.

### 3. Conclusion and Reason for Recommendations

3.1 It is recommended that an investment programme is carried out at those Youth Centres which would most benefit from capital investment i.e. Heathfield, Hollington and The Joff.

3.2 Any disposals would follow the agreed Corporate Process, consulting with other departments prior to being declared surplus to all ESCC needs by the Lead Member for Community and Resources. It is also recommended that due to the low usage of the building by TYSS and the availability of alternative premises at lower cost, that Battle Youth Centre is declared surplus to TYSS needs and should be considered for alternative uses by Children's Services. Also due to the low usage of the building by TYSS and the availability of alternative premises at lower cost, it is recommended that Uckfield Youth Centre is declared surplus to Children's Services needs.

MATT DUNKLEY  
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Local Members:

Youth Centre	Local Member
Archery Youth Centre, Eastbourne	Councillor Tutt
Battle Youth Centre	Councillor Field
Beacon Youth Centre, Beacon Community College, Crowborough	Councillor Stogdon/ Councillor S Tidy
Charles Jewell Centre, Eastbourne	Councillor Healy
Hailsham Youth Centre, Hailsham Community College	Councillor Bentley/ Councillor Thomas
Heathfield Youth Centre	Councillor Simmons
Hollington Youth Centre	Councillor Scott
Mercread Centre, Seaford	Councillor Lambert
Robertsbridge Youth Centre	Councillor Jones
Sidley Young People's Centre	Councillor Ensor /Councillor Hughes
The Joff, Peacehaven	Councillor Howson/ Councillor Livings
Tilling Green Community Centre, Rye	Councillor Glazier
Uckfield Youth Centre, Uckfield Community Technology College	Councillor Sparks
Wadhurst Youth & Community Centre	Councillor B Tidy
West Hill Community Centre, Hastings	Councillor Birch
Youth Hub, Hastings	Councillor Daniel

Background Documents: None

## TYSS accommodation currently in use

Building	ESCC tenure	Responsibility for building	Notes
Archery Youth Centre, Eastbourne	Leasehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>ESCC leases the building from Eastbourne BC. The building is used every weekday evening. While not booked for regular sessions during daytime it is used for ad hoc client staff meetings.</li> <li>Lettings provide regular and significant source of income towards building running costs.</li> </ul>
Battle Youth Centre	Freehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>The whole building is currently under-used.</li> <li>The very limited use by TYSS could probably be re-located to another venue in Battle.</li> </ul>
Beacon Youth Centre, Beacon Community College, Crowborough	Academy (long lease from ESCC)	Academy i.e. not ESCC	<ul style="list-style-type: none"> <li>TYSS currently have use of part of school buildings in evenings at no cost.</li> <li>Although the school became an academy in April 2012 they will not make any charge to TYSS in financial year 2012/2013, but may next year.</li> </ul>
Charles Jewell Centre, Eastbourne	Owned by YMCA	YMCA i.e. not ESCC	<ul style="list-style-type: none"> <li>The building is owned and operated by the YMCA.</li> <li>TYSS pay an annual rent and use the building as a staff base and for meeting clients.</li> </ul>
Hailsham Youth Centre, Hailsham Community College	Freehold (but becoming academy in Sep 2012)	Hailsham Community College	<ul style="list-style-type: none"> <li>Demand has been reducing at this centre and TYSS have told the school that they are no longer going to operate evening youth sessions from April 2012, but do want use of an office base during the day if no cost to TYSS.</li> </ul>
Heathfield Youth Centre	Freehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>The building is well-used in daytime and evening and receives letting income from a number of groups.</li> <li>Significant maintenance requirements have been identified which also adversely impact on the appearance of the building.</li> </ul>

Building	ESCC tenure	Responsibility for building	Notes
Hollington Youth Centre	Freehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>• The building is well-used on weekday evenings.</li> <li>• Hollington is an area of need, with potential for more activities to be provided from the Centre.</li> <li>• The layout of building makes it difficult to use some areas effectively. Also, the general appearance of the exterior of the building could be improved, as could the internal decoration.</li> <li>• There are also some significant maintenance requirements.</li> </ul>
Mercread Centre, Seaford	Owned by National Association of Clubs for Young People	Mercread Management Committee	<ul style="list-style-type: none"> <li>• The building is owned by a charity and managed by a local committee.</li> <li>• The County Council recently invested in refurbishment of the building and, in return, has free use of the building for the foreseeable future. TYSS provides service provision from here as well as using it as a staff base.</li> </ul>
Robertsbridge Youth Centre	Freehold	Robertsbridge Community College	<ul style="list-style-type: none"> <li>• The property is currently managed by a Governors' committee of Robertsbridge Community College.</li> <li>• TYSS hire rooms for one evening youth session per week.</li> <li>• The building is well-used during the daytime, including by Robertsbridge Children's Centre (2 days per week), by College Central (every week day) and Adult Education (5 sessions per week).</li> <li>• It also houses the Parish Council office.</li> </ul>
Sidley Young People's Centre	Leasehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>• The Youth Centre is located within Sidley Children's Centre and all building running costs are charged to Children's Centre budget. However, TYSS pay an annual rent per year towards running costs.</li> </ul>
The Joff, Peacehaven	Freehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>• The building is well-used and receives letting income from a number of groups. There is some maintenance required and the first floor is not accessible to all.</li> <li>• The high level of youth unemployment locally means that there is a</li> </ul>

Building	ESCC tenure	Responsibility for building	Notes
			continuing need for Centre.
Tilling Green Community Centre, Rye	Leased to Rye Partnership. ESCC own freehold.	Rye Partnership	<ul style="list-style-type: none"> <li>• This former Infant School building is leased to, and managed by, the Rye Partnership.</li> <li>• TYSS hire the building to run one youth session per week.</li> </ul>
Uckfield Youth Centre, Uckfield Community Technology College	Freehold	Children's Services full responsibility	<ul style="list-style-type: none"> <li>• This building is situated on the Uckfield Community Technology College (CTC) site and is not used extensively by TYSS.</li> <li>• There is some major outstanding maintenance required.</li> <li>• Uckfield CTC hope to take over the Youth Centre building to develop a Vocational Skills Centre. In return, they have offered TYSS evening use of the school gym and proposed 6th Form common room. TYSS are considering this, as well as the option of hiring the former Uckfield Community Learning Centre as an alternative venue.</li> </ul>
Wadhurst Youth & Community Centre	Freehold	Uplands Community College	<ul style="list-style-type: none"> <li>• This building is separate from the main school site but the building is run and used by Uplands Community College for most of the day.</li> <li>• TYSS no longer use as a staff base but continue to run a youth session one evening per week at no cost to TYSS.</li> </ul>
West Hill Community Centre, Hastings	Owned by others (not ESCC)	Community group	<ul style="list-style-type: none"> <li>• TYSS hire the Centre, to run one youth session each week.</li> </ul>
Youth Hub, Hastings	Leased by ESCC	Landlord	<ul style="list-style-type: none"> <li>• This building is privately owned, with TYSS paying an annual rent.</li> <li>• A formal lease is currently being negotiated.</li> <li>• It is used both as a staff base and for youth sessions.</li> </ul>

