

## For General Release

<b>REPORT TO:</b>	<b>CABINET – 26 February 2018</b>
<b>SUBJECT:</b>	<b>Update on the development of Legacy, Croydon Youth Zone</b>
<b>LEAD OFFICER:</b>	<b>Barbara Peacock, Executive Director, People Department David Butler, Director of Education and Youth Engagement</b>
<b>CABINET MEMBER:</b>	<b>Cllr Alisa Flemming, Cabinet Member Children, Young People and Learning</b>
<b>WARDS:</b>	<b>All</b>

### **CORPORATE PRIORITY/POLICY CONTEXT/AMBITIOUS FOR CROYDON:**

Croydon Council is ambitious for young people. The Council's partnership with OnSide – a national charity aiming to develop a network of 21<sup>st</sup> century youth centres – demonstrates this ambition and ensures that young people in the borough are able to benefit from the first Youth Zone in South London. Following the granting of planning permission on 4 September 2017, Legacy, Croydon Youth Zone will be built on the site of the Whitehorse Youth Centre, on Whitehorse Road, with construction taking place throughout 2018. The Youth Zone's significant array of activities will be available outside of school hours and will complement the great facilities already operating across the borough.

Based on local demographics and of the success of existing Youth Zones, OnSide anticipate that at least 3,000 young people from Croydon will register as members, and that the Youth Zone will record approximately 1,500 visits to the facility each week. An annual membership of £5, plus 50p per visit, will allow young people to access at least 20 different activities, 7 days a week, throughout the year, including weekends and holiday provision.

Legacy, Croydon Youth Zone will have a significant positive impact on young people's health, wellbeing, confidence, attendance at school and youth crime; and therefore, make major contributions to the Corporate Plan pillars of growth, independence and liveability. Youth Zones also have a positive impact on the wider community. The scheme will create up to 15 full time and about 35 part-time, local employment opportunities and will also generate a minimum of 100 regular volunteering opportunities. It will make a positive contribution to the Council's longer term ambition to refurbish and re-vitalise the wider area, and to improving community cohesion. OnSide, and each Youth Zone across the network, is committed to working with local partner organisations and stakeholder groups to broaden the offer and strengthen links with the local community.

## FINANCIAL IMPACT

At the 18<sup>th</sup> January 2016 meeting, the Cabinet agreed to contribute £3.25m one-off capital, and £300k p.a. revenue contribution for three years, as well as granting a long-term lease for the land on which the Youth Zone will be developed. OnSide are committed to providing the remaining capital funding and £700k p.a. revenue funding for 3 years.

**KEY DECISION REFERENCE NO.:** Not a key decision

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations contained within this report:

### 1. RECOMMENDATIONS

The Cabinet is asked to note the progress made with the delivery of Legacy, Croydon Youth Zone.

## 2. EXECUTIVE SUMMARY

- 2.1 The Council is committed to working in partnership with OnSide to develop the first Youth Zone in South London for the benefit of Croydon's young people. On 18<sup>th</sup> January 2016 Cabinet agreed, in principle, to the development of Legacy, Croydon Youth Zone at Whitehorse Youth Centre, Whitehorse Road ('the project') subject to planning approval and final site assessments. Cabinet also approved the Council's contribution of £3.25m one-off capital, and three years revenue contribution of £300k per year, as well as the grant of a lease for the land on which the project will be developed. OnSide is committed to raise the remaining capital funding needed to build the new Youth Zone and ensure its operation are fully funded for the first three years.
- 2.2 Since the date of the last update to Cabinet on 17 June 2017, significant progress has been made on the project which will help to realise the Council's ambition for young people. The new Youth Zone is due to open in spring 2019 and particular developments have occurred in the following areas.
- **Gaining planning permission for the new Youth Zone** – planning permission was granted on 4 September 2017.
  - **Conducting a tender exercise for a construction partner** – a tendering exercise has been undertaken by OnSide to identify a suitable construction partner.

- **Appointing a permanent Chair for the Youth Zone** – Nick Sleep has been appointed as the permanent Chair and further changes have been made to the Board of Directors.
- **Capital and revenue fundraising** – OnSide continues to bring in further funding through the generosity of locally-connected businesses and individuals.
- **Communicating progress** - press coverage of events, such as the granting of planning permission, have raised awareness of the Youth Zone, particularly amongst potential funders.
- **Increasing young people's voice** – the Youth Zone's Young People Development Group (YPDG) has gained new members and continues to play an active role in the development of the Youth Zone.
- **Engaging local partners** – OnSide continues to engage local groups and organisations in Croydon with the aim of developing partnerships that will enhance the offer for young people in Croydon.

2.3 This paper is to update Cabinet on the progress to date for the project.

### 3. DETAIL

#### Gaining planning permission for the new Youth Zone

- 3.1 OnSide worked with John Puttick Associates (the project architects) and Council officers to develop plans for Legacy, Croydon Youth Zone that give both the necessary 'wow factor' for the new building to attract and excite young people, while meeting any possible planning issues and site-specific challenges.
- 3.2 The resulting plans received planning permission on 4 September 2017 (under delegated powers), having been further refined through two pre-application processes and input from the Council's Place Review Panel.
- 3.3 The latest visuals for the external design of the building are shown below.



#### Conducting a tender exercise for a construction partner

- 3.4 During the planning application process, OnSide continued, at risk, to produce advanced design information and went out to tender to identify a suitable construction partner, in order to open the Youth Zone as early as possible.
- 3.5 Tender packs were issued to four contractors who returned compliant tenders on the 9 October 2017. OnSide is continuing to conduct commercial negotiations with contractors with the intention of appointing the most suitable contractor to start work on the Youth Zone.

### **Establishing the new charity**

- 3.6 All Youth Zones are governed by a private sector-led Board of Trustees responsible for strategic vision and the long-term sustainability of the charity, and including representatives from the Council.
- 3.7 Since the last Cabinet update, there have been a number of changes to the Board:
- Nick Sleep, a South London resident who set up and ran a successful investment partnership, has been appointed as the permanent Chair of the Youth Zone, replacing the Acting Chair Kay Andrews;
  - David Butler has been appointed to the Board, replacing Mark Fowler as the Council's representative following Mark's departure from the Council;
  - Jamie Masraff, OnSide's Project Director has been appointed to the Board, replacing Mark Ward as OnSide's representative following Mark's departure from OnSide.
- 3.8 OnSide is working with the new Chair to appoint further Trustees. A number of suitable candidates have been identified and are waiting formal appointment.

### **Capital and revenue fundraising**

- 3.9 £6m capital funding has been secured to develop Legacy, Croydon Youth Zone, including £3.25m from the Council, and £2.75m raised from other organisations, including:
- £1m funding from the Queen's Trust;
  - £0.5m from the Stone Family Foundation;
  - £0.25m from the Fidelity Foundation.
  - £1m anonymous donation
- 3.10 The expected costs for developing the Youth Zone has risen slightly, as additional elements and adjustments were made to the design in order to accommodate the feedback received through the planning process. The final project cost is subject to ongoing commercial negotiations, although OnSide has approached a number of further possible funding sources to secure the additional capital required.
- 3.11 OnSide continues to make good progress in raising the remaining revenue (estimated at £700k pa) needed by the Youth Zone to operate for the first three years, further to the £300k pa provided by the Council for this period. Commitments have now been received for £450k pa for the first three years (£1.35m in total). OnSide's Croydon Private Sector Development Manager is

cultivating a large number of leads with the capacity and inclination to invest in Croydon's young people. Crucially, over the next 12 months, more locally-connected businesses and residents will be engaged to secure their support as Founder Patrons, creating a local coalition of private-sector supporters of the new Youth Zone.

- 3.12 OnSide is also one of three chosen charities for the Lord Mayor's Appeal, a new three year scheme launched on 20 November 2017 to transform the lives on one million Londoners. Legacy, Croydon Youth Zone will directly benefit from OnSide's participation in the scheme – both in terms of funding and increasing awareness across London about the impact that Youth Zones have on young people's lives.

### **Communicating Progress**

- 3.13 OnSide's Communications Co-Ordinator has worked with the Council's Communications Team to develop a series of press releases on key activities related to the Youth Zone's development. This has led to media coverage of the granting of planning permission and news stories on the Youth Zone's dedicated website about the appointment of Nick Sleep as the Chair and the announcement of Redrow as Founder Patrons.
- 3.14 Further press releases will accompany key construction events such as ground-breaking (expected in early Spring), targeted at raising awareness amongst potential funders. In the lead up to opening, efforts will start to switch to increasing local young people's awareness of the Youth Zone to encourage them to sign up as members.

### **The Young People's Development Group**

- 3.15 Legacy, Croydon Youth Zone's Young People's Development Group (YPDG) continues to meet every other week, playing an active role in the development of the Youth Zone, and providing unique experiences for members, which help develop their confidence and skills.
- 3.16 Since the last update to Cabinet, further young people have joined the YPDG which went on a weekend residential to Youth Zones in the North West in order to further develop the group's understanding of the Youth Zone model. Sessions have been held with the project's architects to increase the group's understanding of the Youth Zone design, and members of Croydon's YPDG played a prominent role in the parade for the Lord Mayor's Show on 11 November, 2017.
- 3.17 The group will soon take part in a series of meetings with a specialist design agency in order to design the hoardings for the site, and will increasingly look to engage other young people through presentations at school assemblies in the lead up to opening.

## **Engaging local partners**

3.18 OnSide's Partnership Development & Community Engagement Manager continues to engage existing providers of services and support to young people with the aim of developing partnerships which enhance the offer to young people in preparation for the opening of the Youth Zone. This includes discussions with the following groups / organisations:

- Ballers Football Coaching;
- Croydon Borough of Culture;
- Palace for Life Foundation;
- Croydon Drop-In;
- Purley Youth Centre;
- Solid Rock Youth Club;
- Reaching Higher;
- Play Place;
- GirlGuiding Croydon;
- Croydon Police Cadets;
- Thai Boxing Community Centre;
- Gloves not Gunz;
- Aim High Dance Academy.

3.19 OnSide's Partnership Development & Community Engagement Manager also continues to attend local forums to engage with other local voluntary organisations and community groups, including:

- Three Area Locality Youth Network meetings, the 'Big' annual Localities meeting and the termly borough-wide meetings;
- Sessions with schools to publicise the Youth Zone;
- Forums organised by Croydon Voluntary Action, including the Young People & Families' Network and the Borough Forum;
- Other voluntary groups and with Council officers with the aim of developing a joint approach to Youth Worker training.

3.20 In the months prior to opening, focus of engagement will shift to more detailed planning of joint delivery with these organisations.

## **TAKING THE PROJECT FORWARD – OUR NEXT STEPS**

The key next steps for the development of Legacy, Croydon Youth Zone are as follows<sup>1</sup>:

- Appoint building contractor – January 2018
- Start on site – February 2018
- Building project completion / soft-launch – February 2019
- Formal opening of the new Youth Zone – April 2019

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<sup>1</sup> These dates are indicative at this stage as it will depend on a number of factors such as the time taken to complete the necessary legal agreements.

#### **4. CONSULTATION**

- 4.1 OnSide will continue to consult with and engage the community and young people for the benefit of the project throughout the period leading up to and after the opening of the new Youth Zone.

#### **5 FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

##### **REVENUE AND CAPITAL CONSEQUENCES**

- 5.1 There are no further financial consequences to those presented in the paper approved by the Cabinet on 18 January 2016 and June 2017. It should be noted that, as detailed in section 3.9, the majority of the £6.5m capital funding required to develop Legacy, Croydon Youth Zone has been secured.
- 5.2 It should also be noted, as detailed in section 3.11, that significant progress has been made towards raising the revenue funding, and that OnSide has appointed a revenue fundraiser to ensure the Youth Zone opens its doors with funding already secured to cover the first three years of operating costs.

##### **RISKS**

- 5.3 There are no risks further to those presented in the paper approved by the Cabinet on 18 January 2016.

Approved by: Lisa Taylor, Director of Finance, Investment and Risk (Deputy S151 Officer)

#### **6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER**

- 6.1 The Council Solicitor comments that there are no direct legal consequences arising from the recommendations within this report.

Approved by: Jaqueline Harris-Baker, Council Solicitor and Monitoring Officer

#### **7. HUMAN RESOURCES IMPACT**

- 7.1 There is no impact to Council employees as noted in the paper approved by the Cabinet on 18 January 2016.

Approved by: Sue Moorman, Director of Human Resources

#### **8 EQUALITIES IMPACT**

- 8.1 Please see background paper for purposes of the report.

## **9. ENVIRONMENTAL IMPACT**

- 9.1 There are no environmental impacts further to those presented in the paper approved by the Cabinet on 18 January 2016.

## **10. CRIME AND DISORDER REDUCTION IMPACT**

- 10.1 There are no crime and disorder reduction impacts further to those presented in the paper approved by the Cabinet on 18 January 2016.

## **11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION**

- 11.1 To advise members on the progress made in developing the new Youth Zone.

## **12. OPTIONS CONSIDERED AND REJECTED**

- 12.1 There are no options considered further to those presented in the paper approved by the Cabinet on 18 January 2016.

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**BACKGROUND PAPERS: Cabinet Paper 18/01/2016 - Investing in our Young People - Onside Youth Zone -**

<https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabatt.pl?cmte=CAB&meet=44&href=/akscroydon/images/att6626.pdf>

**Cabinet Paper 17/06/2017 - Update on the development of Legacy, Croydon Youth Zone -**

<https://secure.croydon.gov.uk/akscroydon/users/public/admin/kabatt.pl?cmte=CAB&meet=58&href=/akscroydon/images/att9195.pdf>