

This matter is a Key Decision within the Council's definition and has been included in the relevant Forward Plan

Joint report of Executive
Director of Place and
Executive Director of People

Barnsley Youth Zone

1 Purpose of the Report

- 1.1 To update members on the progress of the Barnsley Youth Zone project

2 Recommendations

- 2.1 As a consequence of the debilitating financial impact of COVID 19, the Barnsley Youth Zone is initially paused for a period of six months pending a fuller understanding of the Council's overall financial position and in particular the Government's response to that. A further report is to be tabled at Cabinet when that position is more fully understood.
 - 2.2 In light of the current COVID 19 emergency, a further financial review with the provider OnSide is to be undertaken of the Youth Zone business model.
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3 Introduction

- 3.1 On 27th July 2019, Cabinet approved the acquisition of the Eastern Gateway Redevelopment (former YEB Depot) and the development of an OnSide Youth Zone subject to further due diligence and negotiation (Cab.24.7.2019/12).
- 3.2 The proposed provider, OnSide Youth Zones, and their operating model/offer have been evaluated to determine viability and fit with existing local provision. As part of this process, local stakeholders have been informed of the proposed development and have shared their support and concerns. Existing Youth Zone operators and the local authorities where the facilities are sited have been consulted regarding their experiences. Furthermore, the risks associated with the proposal have been evaluated and mitigated through negotiation, with a particular emphasis and focus on the financial and legal implications contained within the contractual documentation.
- 3.3 In order to acquire the site, the ownership and registered land interests of the red line boundary (including mine and mineral rights) have been finalised to enable an accurate valuation of the asset. Additionally, the content of a binding agreement has been agreed to regularise and surrender an existing unauthorised access with an agreement to use a proposed new access following construction.
- 3.4 The development aligns with the Council's corporate priorities 'people achieving their potential', 'thriving and vibrant economy' and 'strong and resilient communities' by providing young people with a safe, secure and aspirational environment to learn and develop new skills that will inform their future life choices and provide opportunities to contribute to the wider community. A building specifically for young people would diversify the existing town centre offer, further adding vibrancy to the momentum generated by The Glass Works and Library @The Lightbox, encouraging more people to visit the town, strengthening the visitor economy.
- 3.5 A Youth Zone in Barnsley would complement the targeted and specialist offer delivered by Barnsley's Targeted Youth Support service. Youth Zones in the format developed by OnSide are built on a partnership with a range of agencies which deliver early help and intervention and they have evidenced that they can make a real contribution to reducing the demand for a range of public services whilst contributing to the improvement of life chances of the young people which participate in the activities offered by the facility.
- 3.6 Young people under the age of 20 make up 23.1% of the population in Barnsley. 22.8% local children are known to be living in poverty with nearly one quarter of neighbourhoods in the 10% most deprived in England. Nationally, over 600 youth clubs and 139,000 youth service places have closed since 2012, with 'limited' funding left for universal youth provision (Local Government Association).

4 Proposal and Justification

- 4.1 The proposal is to develop and deliver a Youth Zone in Barnsley town centre on the site of the former YEB depot.

The Barnsley Youth Zone

- 4.2 The Youth Zone will offer a wide range of sporting, artistic, cultural, physical and recreational activities for young people. It will offer opportunities for personal development and informal education to help raise aspirations and improve prospects.

- 4.3 A typical Youth Zone offers a minimum of 20 different activities each evening in a facility that typically includes the following spaces:

- 4-court indoor sports hall
- Climbing wall
- Fully equipped fitness gym
- Dance studio
- Music suites with both instruments and recording equipment
- Outdoor 3G kick-pitch
- Specialist arts and crafts area
- Sensory inclusion room
- Break-out rooms to include activities such as employability workshops, general and gender specific health/youth issue topics/projects and youth participation
- A large open plan recreation area
- A café serving hot, nutritious meals for £1
- A boxing gym
- Skate park

The opportunity to experience new and/or different activities may not have been an option for many young people. It is therefore likely the resource will enhance awareness of possibilities, inform decision making and raise aspirations (and likely the expectations) of the young people of the borough.

- 4.4 Each facility has attractive circulation spaces that link the activity areas with the central open-plan spaces and offer young people the opportunity for informal activity or simply the chance to socialise with friends in a bright, airy, attractive and safe environment.
- 4.5 The operating model is designed not to be prescriptive, ensuring specific local youth needs are met through a balanced programme of activities that address any potential gender, race and ability inequalities whilst also ensuring high standards of safeguarding practice are maintained throughout all operations. As a result, the final detail of the facilities for the Barnsley Youth Zone will be shaped via consultation with young people.

- 4.6 The Barnsley Youth Zone will provide opportunities for third party organisations to deliver sessions at the facility as part of an extensive 140 hour per week activity programme, providing businesses with access to a cohort of young people to grow and develop their services.

OnSide Youth Zones

- 4.7 OnSide will lead on the delivery of the Barnsley Youth Zone and;
- Secure the remaining capital funding and revenue funding for the first 3 years
 - Have full capital build responsibility including planning applications and community engagement, projecting the facility opening within 2.5 years
 - Create a new operating charity for the Barnsley Youth Zone
 - Engage with local young people, creating a 'Youth Development Group' to help shape the Barnsley Youth Zone
 - Work alongside other local voluntary sector and community groups in support of young people
 - Recruit and train approx. 50 permanent staff and a minimum of 100 volunteers
 - Deliver a comprehensive marketing and communications plan, in partnership with the Council
 - Recruit and support of a local Board of Trustees, responsible for the strategic vision and long-term sustainability of the charity, including Council representation on the Board
- 4.8 'OnSide' is a registered charity, established in 2008 (Registered Charity No. 1125893), with a mission to build state of the art youth centres modelled on the success of Bolton Lads and Girls Club, nationally recognised as a centre of excellence.
- 4.9 OnSide Youth Zones provide flagship facilities for young people in prominent positions in the heart of urban communities. They are landmark buildings which make strong visual statements and are finished to a high internal specification, with the best equipment, and a clear focus on quality.
- 4.10 OnSide has funded, built and established twelve Youth Zones to date; eight are located in the North West of England (Bolton, Carlisle, Blackburn, Oldham, North Manchester, Wigan, the Wirral, Chorley), one in the Midlands (Wolverhampton), three in Greater London (Barnet, Barking and Dagenham, Croydon). Additionally, there are three Youth Zones under construction and due to open later in 2020 (Warrington, East Manchester, Hammersmith and Fulham).
- 4.11 The unique selling point of the proposed model is a four way partnership between the private-sector led board, the local authority, the young people of Barnsley and the voluntary/community sector. The facility is not open to adults and is built in partnership with young people to generate a sense of ownership and pride. The provision is youth-led, responding to the needs of its members and driven by a commitment to help all children and young people.

Justification

- 4.12 The Barnsley Youth Zone is an opportunity for the Council to invest in a state of the art youth facility and iconic 'hub', that will demonstrate a commitment to the health, wellbeing and development of all the existing and future generations of young people in the borough, whilst also complementing the wider regeneration of the town centre.
- 4.13 The proposed facilities and services would complement the existing provision in the borough, diversifying the customer offer (at The Glass Works and Barnsley Digital Campus) whilst increasing visitor demand and total footfall in the town centre. In addition to the restrictive user covenants contained within the lease, development and operational agreements, the provider has also agreed to include covenants that prevent both direct and indirect competition with existing provision.
- 4.14 The Youth Zone operates a very different offer to the Council's current youth provision and would operate independently both financially and constitutionally to the current youth offer.

Since the Council implemented its Future Council programme in 2015, the service has moved towards a more targeted approach to youth activity and any developments around a Youth Zone would not impact detrimentally on this.

The provision of diversionary activities and support are of particular benefit to vulnerable young people and add value to the current offer for young people in the borough which is largely targeted and specialist.

- 4.15 The social impact generated by OnSide Youth Zones has been completed by Amion Consulting (economic, social and regeneration specialists), using the Housing Association Charitable Trust (HACT) social value methodology. Results show, on average, £2.03 of social value generated for every £1 spent on running a Youth Zone and £6.66 return for every £1 invested by a local authority.
- 4.16 Based upon OnSide experience across their existing network, the provider predicts a Youth Zone in Barnsley will have the following impact:
- Local businesses feeling the Youth Zone has improved the local quality of the local area
 - Residents reporting improved perceptions of community safety
 - Participants completing the 'Get a Job' employability scheme and positively moving into employment, education or training
 - Reductions in youth crime and anti-social behaviour
 - Young people reporting exercising at least once a week
 - Youth Zone members feeling confident and prepared for the future
 - Young people better understanding harmful substances

- 4.17 The Council donate £3.450m in capital, 2,000-3,000 ft² of strategic land at a peppercorn rent and £0.300m in revenue for 5 years to the newly formed Barnsley Youth Zone (BYZ) charity. The Barnsley Youth Zone is therefore not a Council project, as our role is donator/funder during the construction phase and landlord/trustee when the building is in use.
- 4.18 The Client (BYZ) procures the professional (£0.580m) and construction services (£0.650m) of the developer (OnSide) to deliver the Barnsley Youth Zone. The OnSide Foundation grants the remaining capital (as an aggregate of smaller grants and donations from a variety of sources). The majority of revenue contributions are from local patrons but some funding is devolved from the OnSide Foundation with further increases likely as the network grows.
- 4.19 The Network Agreement and Grant Agreement combine to ensure the OnSide brand (standards, performance reporting, activity pricing, etc.) is maintained at all times, taking precedence in decision making over the BYZ charity board. The revenue contribution for membership is £0.017m/annum.

Process

- 4.20 The Barnsley Youth Zone (BYZ) charity will be incorporated by three founding trustees represented by the Council, the OnSide network and through the recruitment and appointment of a private sector Chair. Both board members and employees will then be recruited by the charity when the relevant expertise is required. Governance guidance suggests the charity board is between 5 and 13 members.
- OnSide agreed that BMBC's representation on The Barnsley Youth Zone charity board will be a minimum of two positions; one formal trustee with voting rights (an elected member) and one 'observer' with no voting rights (an officer). All other rights consummate with the role will be retained.
- 4.21 A forum of local stakeholders will be established to focus upon the development of the provision and facilities for young people in the borough, ensuring the offer continues to grow whilst also providing scrutiny of existing operations.
- 4.22 The design and construction of the provision will be led by OnSide and the young people of Barnsley. A Project Delivery Team (PDT), consisting of the Council lead(s) for the project, will meet every 6-8 weeks to share information and discuss progress. Representation at the meeting is dependent upon the agenda; requiring colleagues from Planning, Finance, Legal and/or Communications to join as and when required. The level of Council involvement is dependent upon the appetite to actively participate in the opportunities made available.
- 4.23 Members need to be aware of concerns raised from existing local providers regarding the potential impact on existing services, particularly the effects of competition, leading to the displacement of users, and therefore influencing the long term stability of incumbent organisations.

4.24 The development of the Barnsley Youth Zone involves capital and revenue contributions from the Council, please review the detail and impact in the financial implications section of this report.

5 Consideration of Alternative Approaches

5.1 The uniqueness of the OnSide offer provides no direct competition in the market place; therefore, the only realistic alternative would be to develop an in-house BMBC led provision. However, the viability of the project is based upon capital and revenue investment from the private sector (between twenty-five and forty philanthropic patrons) and the expertise of generating funding from this area. The alternative option would need to acquire this resource through either a third party provision and/or recruitment process to ensure the project is financially feasible before tendering the development work to specialist Youth Zone contractors. The skills and knowledge gap in the development and delivery of a comparative model, makes the proposed alternative not viable at this time.

6 Local People / Service User Implications

6.1 The Barnsley Youth Zone will give young people the opportunity to participate in twenty positive activities facilitated by trained youth workers and/or third party deliverers, allowing individuals and groups to attain new experiences, knowledge and skills. The delivery of every activity is dependent upon the skill, knowledge and experience of the youth worker facilitating the session. For members that require more structured and/or formalised participation (such as the attainment of a qualification), the Barnsley Youth Zone would signpost the member to an existing provision in the borough (and support their attendance through financial and/or logistical means if required). It is likely the member will also have gained exposure to the third party provision through participation in a facilitated session run by the third party during the facility's operating hours.

6.2 During the development of the site, it is likely a degree of inconvenience, disturbance and disruption will take place.

7 Financial Implications

7.1 Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

7.2 In terms of the approval process for the Youth Zone, to date Members have received two Cabinet reports;

- 08 February 2017 - Cabinet agreed, again 'in principle', to provide the capital and revenue funding outlined below (Cabinet reference 8.2.2017/7) and;
- 27 June 2019 - Cabinet agreed 'in principle' to the development of an OnSide Youth Zone at the Eastern Gateway (Cab 24.7.2019/12).

- 7.3 These reports and the decisions arising from them clearly predate the COVID 19 crisis and the associated unprecedented financial pressures currently being faced by the Council, local, national and global economies.
- 7.4 As described below there are a number of significant financial risks attached to the Youth Zone project that Members will need to consider in terms of cost certainty, delivery and ongoing sustainability.
- 7.5 From a financial perspective ‘success’ will be largely reliant on OnSide securing a high level of financial support from the local business community for the construction of the Youth Zone and then its ongoing sustainability.
- 7.6 Given the expected economic impact of COVID 19 the original uncertainties around the ability of OnSide to raise the required funding levels is further exacerbated.

Latest Financial Estimates from On Side (as at March 2020)

i) Construction and Fit Out of the Youth Zone (Capital cost - £7.4m)

- 7.7 In March 2020 OnSide issued revised capital estimates for the ‘construction and fit out’ of the Youth Zone. The revised estimates increased capital costs from the original £6m estimate to £7.4m.
- 7.8 It is important to note however that at the moment the ‘construction and fit out’ costs represent broad estimates as provided by OnSide. The design of the Youth Zone is at a very early stage and therefore a cost plan, which would give this level of detail and cost certainty, is currently some way off.
- 7.9 Given this increase OnSide have indicated that they would expect the Council to provide £3.45m of the £7.4m in capital match - exceeding the £3m capital reserves provisionally set aside to support the Youth Zone.
- 7.10 Per OnSide, the remaining balance would be raised by them using their “tried and tested” fundraising methodology – essentially securing the support of/investment from local businesses (known as ‘patrons’).
- 7.11 Subject to Cabinet approving the recommendation in this report to progress the Youth Zone OnSide would then move to appoint a Founder Patron Manager who will focus solely on securing the funding required to support the Youth Zone in Barnsley (for both capital and revenue support).
- 7.12 OnSide’s expectation is that these (i.e. Fundraising) costs and also the costs incurred in ‘local engagement’ and ‘design’ would be funded ‘at risk’ up to an upper limit of £0.300m as part of BMBC’s overall capital contribution.

7.13 Given the expected impact of COVID 19 on the economy there are clearly concerns around the ability of OnSide to raise the necessary funds for the project – their model being relying heavily on the support of local businesses to support the development.

7.14 It is recommended therefore that confirmation of funding secured by OnSide will be required prior to the release of any contributions by BMBC beyond the initial capital contribution of £0.300m to support fund raising, design and public consultation.

ii) Annual Running Costs of the Youth Zone (Revenue)

7.15 Based on OnSide's latest estimates the annual (revenue) 'indicative' running cost of the Youth Zone is expected to be in the region of £1.2m p.a.

7.16 This report recommends that BMBC commit to provide revenue funding of £0.300m per annum over a five year period to contribute towards the estimated £1.2m annual running costs of the Youth Zone. The proposed funding model would leave OnSide with the task of raising the balance of £0.900m per annum.

7.17 To date OnSide have indicated that the additional funding will come from the following sources:

- £0.300m p.a. from a local logistics company for an initial three year period – *confirmation of this commitment pending.*
- £0.100m per annum in admission fees from young people attending the Youth Zone.
- £0.500m from 20, yet to be determined, Founder Members for an initial four year period.

7.18 At the moment there is clearly significant work to be done in terms of securing the funding required to support the ongoing running of the Youth Zone by OnSide and as a result a risk exists around funding shortfalls.

7.19 OnSide have indicated that this represents their typical model and are confident that they will be able to raise the necessary capital and revenue funds for the project and again cite a "tried and tested" fund raising model, quoting successes at various Youth Zone's around the country including Wolverhampton, Birkenhead, Chorley, Warrington and East Manchester.

7.20 It should be noted however that OnSide have indicated that to date they have not experienced any local authority removing support from their Youth Zone after the initial period of investment – the inference being that it is likely that revenue funding will be required in perpetuity beyond the initial 5 year period.

7.21 Wolverhampton have for example recently agreed to provide their Youth Zone with an additional £2m over the next three years

7.22 As stated there are clearly risks associated with this project which are likely to be exacerbated by the current COVID 19 crisis primarily around local fundraising potential.

7.23 *Therefore as a consequence of the debilitating financial impact of COVID 19 the S151 Officers advises that this scheme is paused temporarily pending a fuller understanding of the Council's overall financial position and in particular the Government's response to that.*

8 Legal Implications

8.1 The Lease, Development and Operational agreements provided by OnSide have been thoroughly reviewed and other authorities have been engaged regarding their experiences. The evaluation identified a number of clauses that required further discussion, negotiation and agreement to protect the Council's interests in the project.

8.2 BMBC Legal Services have reviewed the terms and conditions of the OnSide Agreements and provided tactical commercial and property advice regarding procurement processes and State Aid.

State Aid

8.3 The project is considered to be exempt from State Aid as there is no cross border interest in the provision of youth services. However, the capital and revenue contributions of the Council do exceed the de minimis level of Euro 200,000 over 3 consecutive years.

Development Agreement

8.4 The exemption under Regulation 13 of the Public Contracts Regulations 2015 would apply. Under this Regulation, Part 2 of the Regulations, which prescribes the various procurement procedures, would apply to award of contracts which are directly subsidised by contracting authorities by more than 50%.

As BMBC's contribution is at less than 50% of the capital (£3million of £6.5 million), it follows that this exemption would apply. However, applying the Regulation 13 exemption would also prohibit OnSide requesting an additional contribution above the 50% value from the Council should it be unable to secure sufficient additional funding from elsewhere.

In addition, applying this exemption there would be no requirement for the Council to publish a voluntary ex ante transparency notice expressing its intention to enter into the contract.

8.5 If the Regulation 13 exemption did not apply, the project would be at risk of that remedy. It would still be necessary for OnSide to demonstrate value for money in the procurement of the works which could be through a competitive tender process or benchmarking its preferred contractor's rates against appropriate national rates.

It should be noted that in applying the judgement of the Court of Appeal in the case of Faraday Development Ltd v West Berkshire Council [2018] EWCA Civ 2532, and so taking the substance of the arrangements as a whole into consideration the Development Agreement for the construction and lease of the youth centre could be construed as a public works contract. This case resulted in the first declaration of ineffectiveness in an English Public Procurement Case since the remedy was introduced in 2009.

Procurement Regime – Light Touch

- 8.6 Operational services to the youth centre would be subject to the so called “Light Touch” procurement regime under Regulations 75-77 of the Public Contracts Regulations 2015. These Regulations contain a more relaxed set of rules for the procurement of certain health, social and other services not considered as important to the European Single Market as most others.

As the combined capital and revenue contribution from the Council is below the 50% threshold described in Regulation 13 above, the administration of Regulations 75-77 is not applicable to the project and therefore no procurement waiver is required.

- 8.7 BMBC Strategic Procurement have been consulted to ensure all BMBC policies and procedures are incorporated into the tendering and delivery process of the project. OnSide have agreed to include all BMBC requirements in the tender information to the open market, ensuring the project contributes to the wider social value objectives of the Council.

Lease Agreement

- 8.8 The lease is proposed to be for 125 years; a very long term. The forfeiture of any lease of this length is an extremely rare event. The length of the term effectively creates a valuable estate in land in favour of the lessee. Forfeiture would end the lease and wipe out all that value which means it is likely to be strongly resisted if there should ever be a difficult situation. Academy School leases are of an equivalent length.
- 8.9 OnSide have agreed to reduce duration(s) regarding step-in rights; from 17 months to under 12 months. There are three gateway/review milestones that offer the charity an opportunity to remedy any issues that require OnSide and/or BMBC to step-in, the length of each period will be confirmed through legal drafting.
- 8.10 The building is ‘not for hire’ but a cost recovery charge is required to ensure the charity remains cost neutral (at breakeven) and building lifecycle objectives are met. OnSide stressed that the charity is not a ‘commercial operator’ and agreed to share costs ‘open book’, in addition to all formal and informal agreements made with third parties. Restrictive user covenants exist to ensure the building can only be operated for targeted youth provision.

Gifting the land; disposal at undervalue

8.11 Secretary of State approval is not required for the disposal of land “less than the best consideration that can be reasonably obtained” as the disposal will help promote or improve the economic, social or environmental well-being of its area and the undervalue does not exceed £2m.

9 Communications Implications

- 9.1 Timely and accurate information will be provided through appropriate press releases via local and regional press, social media and website updates, local member briefings and engagement with key stakeholders.
- 9.2 BMBC Communications and OnSide have met to discuss the timeline of key messages and the roles and responsibilities associated with dissemination.
- 9.3 OnSide will prepare a detailed Communications Strategy that is to be reviewed and approved by BMBC Communications prior to engagement with local stakeholders. A ‘Development Group’ of thirty young people will be established to lead the design and development of the Barnsley Youth Zone alongside specialist professionals, ensuring the project is youth-led whilst providing further opportunities for young people to be involved in the development of the borough.
- 9.4 The cost of all local engagement and marketing communications activities will be the responsibility of OnSide and the newly formed Barnsley Youth Zone charity.

10 Employee Implications

- 10.1 The appointment of a BMBC Officer in the capacity of observer to the Barnsley Youth Zone charity board will require additional resource commitment and potentially an appropriation of priorities.
- 10.2 The appointment of the Elected Member (CYPS Lead or Deputy Leader) in the capacity of trustee to the Barnsley Youth Zone charity board will require additional resource commitment and potentially an appropriation of priorities.

11 Consultations

11.1 Internal Stakeholders

Finance, Legal, Communications, Assets and Property, Children and Young People’s Services, Public Health, Education Services, Safer Communities, Transport, Planning, Housing.

11.2 External Stakeholders

Barnsley Premier Leisure, Barnsley Football Club Community Reds, Barnsley CVS, YMCA Barnsley, Nova City, Mencap Barnsley, Rotherham and Barnsley Mind, Barnsley Music Service, Barnsley College, Barnardos Barnsley, OnSide Youth

12 The Corporate Plan and the Council's Performance Management Framework

The project directly links with and contributes to the Barnsley MBC Corporate Plan for 2017-20:

12.1 Thriving and vibrant economy

1. Create more and better jobs and good business growth;
 - The newly formed charitable organisation will create up to 15 full time and 35 part time employment opportunities, and a minimum of 100 regular volunteering opportunities.
 - The charity's funding model requires inward investment from the private sector through donations or pledges from between twenty five to forty patron funders, enabling local people and businesses to contribute to the development of young people and therefore the future of the borough.
 - An iconic hub for young people with state of the art facilities, located adjacent to the transport interchange is likely to enhance the perception of the borough by demonstrating a commitment and investment in the future, raising aspirations in the town whilst providing the infrastructure for long term economic stability.
2. Increase skills to get more people working;
 - Participation in positive activities in a safe and secure environment will give young people opportunities to develop and apply new skills and knowledge, increasing their awareness of possibilities and raising their aspirations. The Youth Zone will provide pathways for members to access employability resources and services from providers across the borough, enabling young people to make more informed decisions regarding their future.
3. Develop a vibrant town centre;
 - The Youth Zone will diversify the current leisure and retail offer provided by The Glass Works development.
4. Strengthen our visitor economy;
 - A safe and secure environment for young people additionally provides an outlet for families or services requiring respite, enabling accompanying adults to access facilities in the town centre whilst their young people are partaking in positive activities.

12.2 People achieving their potential

1. The Youth Zone model creates opportunities for young people to meet new people, make new friends and build positive relationships with supportive adults, enhancing skills such as teamwork, collaboration, communication and leadership.
2. Exposure to and participation in a range of positive activities that a young person in the borough may never normally have the opportunity to experience, enhances awareness of options and possibilities, and leads to more informed decision making. A safe and secure environment is also likely to create stability through trust, enabling young people to grow in confidence and become more successful in learning and work.

3. Access to development pathways and support enables young people to become more responsible for their choices, leading to greater independence and reducing demand on existing intervention resolution services.
4. Consolidating active positive behaviours through participation in positive activities with peers also leads to healthier and happier lifestyles as a person drives their future based upon their interests and aspirations.

12.3 Strong and resilient communities

1. Youth Zones are proven to improve feelings of community safety and reduce youth crime and ASB, all whilst working closely through cross-sector partnerships with local businesses, voluntary and community organisations and young people.
2. 85% of members visit Youth Zones via public transport and/or active travel. Given the provider's forecast of 4,000 members and between 1,500-2,500 visits per week, it is likely public transport usage will increase.
3. The Youth Zone will provide volunteering opportunities to engage with and develop young people into strong responsible adults, giving people an opportunity to contribute their knowledge, skills and experiences to the future generations of the borough.
4. When members no longer meet the age criteria for membership, it is likely they will want to continue to access and participate in the activities they have engaged with at the Youth Zone. This yearly cohort provides an opportunity for local businesses to provide the facilities and services required to attract and retain new members their premises.

13 Promoting Equality, Diversity and Social Inclusion

- 13.1 An Equality Impact Assessment has been completed and reviewed by BMBC Equality and Inclusion Officer.
- 13.2 The new Youth Zone will draw together the Council, private sector, young people and the community, in a unique four way partnership. This dynamic collaboration drives the success of a Youth Zone and ensures effective, sustainable youth provision. Young people will be encouraged and supported to positively engage in their community to become successful members of society, through events showcasing their talents and with more active participation in local consultations and decision making.
- 13.3 The new facility will be a platform for over 70 different local organisations to come together and thrive, strengthening the community and voluntary sector through collaboration with the objective to provide young people with the best quality 'joined-up' support.
- 13.4 Activities are £0.50 per session and hot meals are £1.00. The fees are levied to create a sense of value, ownership and investment by young people in their facility.

Families experiencing significant deprivation and who genuinely cannot afford the fees will be supported by the charity to access the facilities and services on offer. The Youth Zone is completely inclusive and aims to support anyone who values the offer. However, if individuals are caught undervaluing the Youth Zone offer by investing monetary resources in alternative services, the initial financial support will need to be reviewed.

14 Tackling Health Inequalities

- 14.1 The Youth Zone creates opportunities for young people to meet new people, make new friends, and build positive relationships with supportive adults, whilst learning new skills. All these factors contribute towards building the confidence needed to develop young people into happy, healthy and successful adults.
- 14.2 OnSide have stated that no-one will be turned away and where necessary the charity will subsidise and facilitate access to the services on offer.

15 Climate Change & Sustainable Energy Act 2006

15.1 The Council are focussed on becoming a zero carbon economy by the year 2045, which will require investment in green technologies and the implementation of sustainability principles within built environment projects.

The OnSide Generic Design Brief stipulates a BREEAM rating of 'Very Good'. The prominence of the proposed development provides an opportunity to showcase the town's sustainability aspirations and therefore a BREEAM rating of 'Excellent' has been proposed.

16 Risk Management Issues

16.1 A project risk register has been compiled; please see Appendix B for further detail.

17 Health, Safety and Emergency Resilience Issues

17.1 All staff are trained in health and safety issues when visiting the site.

18 Reduction of Crime and Disorder

18.1 The Council is collaborating with the Police to address anti-social behavior across the town centre. Good, safe design principles within the scheme will help and assist this work going forward.

19 Conservation of Biodiversity

19.1 The site will be assessed and the buildings will be constructed with biodiversity principles and consultation.

20 Glossary

Not applicable.

21 List of Appendices

Appendix B – Risk Register
Appendix C – Site Layout

22 Background Papers

Not applicable

23 Financial Consideration

Financial Implications/Consultation



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*(To be signed by senior Financial Services officer
where no financial implications)*