

MAYORAL RECOMMENDATION

CENTRAL, CHILDWALL, COUNTY, KIRKDALE,
KNOTTY ASH, YEW TREE WARDS
PUBLIC



LEL/9

Cabinet Member: Councillor Steve Munby Cabinet Member – Living Environment & Localism	Director: Ron Odunaiya Director – Community Services
Date of submission: 21 st March 2014	Subject:– Asset Transfer Integrated Youth and Play Service Facilities.
Report No: CS/19/14	Contact Officer: Cathy Griffiths Divisional Manager – Targeted Services for Communities and Young People Cathy.griffiths@liverpool.gov.uk
Executive Summary: In contribution to the Councils requirement to save £156m over the next three years, the Integrated Youth and Play Service will be required to reduce the cost of the service by 50%. As a result of the budget reductions a refocus in service delivery has been planned and evaluated that will result in a number of assets being surplus to operational requirements. Background The integrated youth and play service currently provide a range of services including direct service provision from a number of City Council owned buildings, these are: <ul style="list-style-type: none">• Mab Lane Youth and Play Centre, Croxdale Rd West , L14 8YA• Knotty Ash Youth and Community Centre , 251 East Prescott Rd, L14 5NA• Walton Adventure Playground and Centre , Walton Hall Park , Walton Hall Avenue L4 9XP• Childwall Youth Centre, Lyndene Rd , L25 1NG• ZAP Play Centre , 2 Barnes St , L6 5LB	

- Epsom Street Play Centre, Goodwood St , L5 2QT

The refocus of the service moving forward will move away from direct provision to quality assurance of alternative providers.

Subject to consultation all of the facilities listed above will be surplus to operational requirements. There has been some initial informal interest in four of the buildings, some potentially with the option of continued youth/ community facilities. However, to ensure openness and transparency it is recommended that the process previously adopted within the library service is followed (Appendix A). This process will ensure equality of opportunity for voluntary and community organisations and the best option for the Council.

The Directors of Regeneration and Community Services will need to be satisfied that by agreeing to the recommendations in this report we would improve or promote the environmental, economic or social well-being of the areas concerned and of the residents therein.

Mayoral Recommendation:

That –

- (i) Mab Lane Youth and Play centre; Knotty Ash Youth and Community Centre; Childwall Youth Centre ZAP Play Centre, Walton Adventure Playground and Centre and Epsom Street Play Centre be declared surplus to City Council requirements;
- (ii) the Director – Regeneration & Employment Services be granted delegated authority to dispose of the buildings on the basis that there will be continued added value to the community and no direct financial contribution from the council;
- (iii) the proposed set out in Appendix A to the report submitted be followed to seek expressions of interest and to identify the organisations that are best suited to transfer assets to. If no suitable organisation is identified with sustainable proposals then the Director – Regeneration & Employment Services be granted delegated authority to dispose of the buildings commercially on the open market; and
- (iv) delegated authority be given to the Director – Community Services and the Director – Regeneration & Employment Services to agree future usage or disposal of the facilities in consultation with the Cabinet member and the Mayor.

Mayor's Priorities

By facilitating third sector use of surplus buildings we are strengthening civic pride, community cohesion and supporting neighbourhoods.

Corporate Aim(s):

By enabling third sector use we are building strong, attractive and accessible neighbourhoods by developing a shared sense of identity and community pride.

Key Decision:

Yes.

28 Day Notice.

Yes.

Implementation effective from: Immediately

Timescale for action:

- | | |
|--|----------------------------|
| • Closing date Expressions of Interest | End of April 2014 |
| • Initial shortlisting and interviews | End of May 2014 |
| • Final recommendations to Cabinet | 16 th June 2014 |

Reason(s) for Recommendation:

- To realise financial savings on buildings that are surplus to operational requirements whilst exploring options that will continue to benefit the community.
- The proposed process is robust and will ensure that any proposals from third sector organisations are robust and sustainable.

Alternative options considered:

- Direct negotiations with interested parties. This will not provide LCC to explore alternative providers.
- Commercial disposal to maximise capital receipts. This would not necessarily result in added social well-being to the wider community.

Consultation including consultation with Ward Councillors and outcome:

The Cabinet Member for Living Environment & Localism has been consulted and is supportive of this proposal

Financial implications (Efficiency Savings):

Until the buildings are disposed of the City Council will still incur the costs of business rates, fixed utility costs and security charges. Once premises are sold or leased this final revenue liability on the Council will be removed or reduced.

A full year running cost in total for all six centres in 2014/15 is forecasted to be £123,091, detail of which as set out in the attached financial Appendix B.

Legal implications:

Legal services will document the disposal of the properties.

Risk Management:

When selecting the groups to use the building the viability of the organisation and their finances will be scrutinised. The terms of the lease / licence will contain a termination clause for either party.

Equality implications/Equality Impact Assessment:

The process to select the groups will ensure maximum benefit to the community. Demonstrating commitment to equal opportunity policy and practice will form part of the evaluation of expressions of interest.

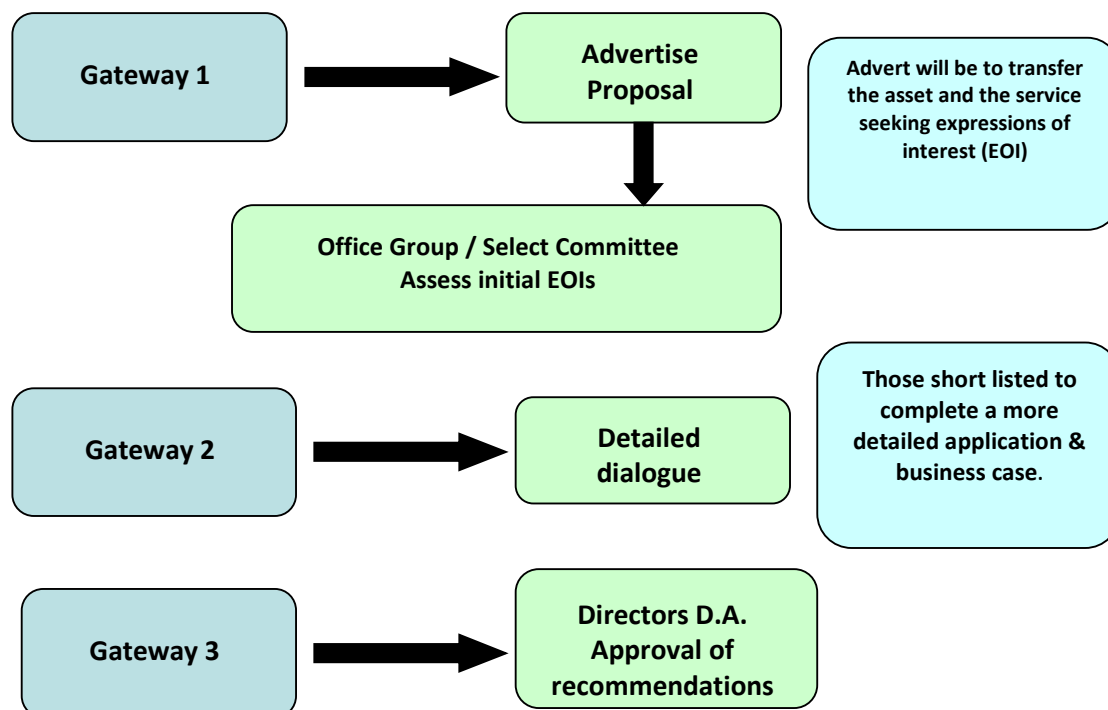
Report attached:

Appendix A – Youth Service Asset Transfer Building Process

Appendix B – Financial Report

Appendix A

YOUTH SERVICE - ASSET TRANSFER BUILDING PROCESS



Gateway 1	Advertise proposal
Description	<p><u>Advertising information giving</u></p> <p>Aim of the process scope and narrow field if required, EOI will gather</p> <ul style="list-style-type: none"> • Background/legal /status of the group • Previous activities • Groups intentions/proposals • Financial details • Future proposed income to maintain asset/service • Community benefits <p>Advise initial applicants that if short listed based on the</p> <ul style="list-style-type: none"> • Viability of the organisation • Quality and viability of the proposal • LCC able to make our savings • Added community benefit. <p>Officer group to consider the EOIs and advise applicants if they progress to Gateway 2</p>

Gateway 2	Detailed dialogue
Description	<p>In addition to EOI also seek local intelligence background information.</p> <ul style="list-style-type: none"> • More information given on “our offer” • Greater detail on proposal sought • Officer group assess EOIs to include Youth Services, CRU, PMU, Legal, Finance • Selection may also include presentations and interviews

Gateway 3	Seek cabinet approval
Description	<p><u>Determination</u></p> <p>Production of a report for Directors Delegated Authority</p> <ul style="list-style-type: none"> • Recommendation • Service implications • Financial implications of asset transfer • Legal compliance • Risk analysis <p>If there is no interest in the facilities or no sustainable business case the recommendation will be for Property and Asset Management Service (PAMS) to close and dispose of the building.</p> <p>Any options that have been highlighted through this process that are not within this remit will be forwarded to PAMS.</p>

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17 Appendix B

Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Mab Lane			
Electricity (General	2,564	2,664	2,764
Gas (General)	2,800	2,900	3,000
LCC Rates-LCC Occupy	6,135	6,135	6,135
Water Charges/Metere	2,278	2,378	2,478
Cleaning & Dom.Supps	612	612	612
Build Clean Charge	13,415	13,415	13,415
Premises Ins Recharg	256	256	256
LCC Pub Bldgs R&M	2,781	2,781	2,781
Maint.& Bldg Works			
Mab Lane	30,842	31,142	31,442

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17

Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Knotty Ash			
Electricity (General	3,796	3,896	3,996
Gas (General)	2,318	2,418	2,518
LCC Rates-LCC Occupy	4,057	4,057	4,057
Water Charges/Metere	2,520	2,620	2,720
RefuseColl/TradeWast	960	960	960
Build Clean Charge	16,677	16,677	16,677
Premises Ins Recharge	380	380	380
Knotty Ash	30,708	31,008	31,308

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17

Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Childwall Y.& C.C.			
Electricity (General	2,564	2,664	2,764
Gas (General)	6,838	7,038	7,238
LCC Rates-LCC Occupy	7,103	7,103	7,103
Water Charges/Metere	1,210	1,210	1,210
Cleaning & Dom.Supps	916	916	916
Premises Ins Recharg	631	631	631
LCC Pub Bldgs R&M	1,980	1,980	1,980
Childwall Y.& C.C.	21,242	21,542	21,842

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17			
Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Epsom Street			
Electricity (General	1,257	1,257	1,257
Gas (General)	1,885	1,885	1,885
LCC Rates-LCC Occupy	2,185	2,185	2,185
Water Charges/Metere	1,851	1,851	1,851
Cleaning & Dom.Supps	333	333	333
Build Clean Charge	8,522	8,522	8,522
Premises Ins Recharg	143	143	143
LCC Pub Bldgs R&M	906	906	906
Epsom Street	17,081	17,081	17,081

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17			
Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Queens Road Play Dev			
Electricity (General	1,257	1,257	1,257
Gas (General)	1,131	1,131	1,131
LCC Rates-LCC Occupy	3,943	3,943	3,943
Cleaning & Dom.Supps	333	333	333
Build Clean Charge	8,522	8,522	8,522
Premises Ins Recharg	174	174	174
Queens Road Play Dev	15,360	15,360	15,360

INTEGRATED YOUTH & PLAY SERVICE PREMISES BUDGET 2014-2016/17			
Building	Budget 2014/15 Budget £	Budget 2015/16 Budget £	Budget 2016/17 Budget £
Walton Hall Adv Play			
Build Clean Charge	5,261	5,261	5,261
Premises Ins Recharg	58	58	58
LCC Pub Bldgs R&M	2,539	2,539	2,539
Walton Hall Adv Play	7,858	7,858	7,858