
Report To:	Education & Communities Committee	Date:	4 November 2014
Report By:	Corporate Director Education Communities & Organisational Development	Report No:	EDUCOM/85/14/MP
Contact Officer:	Maggie Paterson	Contact No:	01475 715450
Subject:	Development of IYouthzones in Gourock and Port Glasgow		

1.0 PURPOSE

1.1 The purpose of this report is to:

- Advise Committee of the progress made towards establishing IYouthzone facilities in Gourock and Port Glasgow
- Advise Committee of the projected expenditure of earmarked reserves
- Confirm the premises identified for the above
- Advise Committee that an additional report on the sustainability of the IYouthzones will be prepared for consideration as part of the budget process.

2.0 SUMMARY

2.1 Earmarked reserves of £288,000 have been allocated to fund the operation of IYouthzone facilities in Gourock and Port Glasgow for two years. Costings developed for these are attached in Annexe 1. These show a potential underspend of £16,000.

2.2 Consultation with young people has confirmed the need for the new facilities. A summary of the findings of this consultation is provided at Annexe 2. Consultation has also taken place with local communities in Gourock and Port Glasgow.

2.3 Property Officers in Legal and Property Services identified 3 potential sites in Port Glasgow and 3 in Gourock. Following assessment of their condition, suitability and availability, the following premises are recommended:

Gourock: Former Gamble Nursery, King Street

Port Glasgow: Former Library Building, Dubbs Place.

A review of the sites assessed is provided at Annexe 3.

2.4 Operational planning and staffing requirements are being addressed. It is anticipated that both premises could be opened within 12 weeks of Committee approval.

3.0 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- Note the progress made in establishing IYouthzone facilities in Gourock and Port Glasgow
- Approve the projected expenditure of earmarked reserves
- Approve the location of IYouthzones in the premises identified at 2.3 above
- Note that an additional report on the sustainability of the IYouthzones will be prepared for consideration as part of the budget process.

Patricia Cassidy

Corporate Director, Education, Communities & Organisational Development

4.0 BACKGROUND

- 4.1 In June 2013 Partners in the CLD Youth Work Sub-group secured £293,000 over 3 years, from the Big Lottery 'Our Place' funding stream. Premises were identified in Nicolson Street, Greenock and the first IYouthzone opened in November 2013. The success of the project and its positive impact on the lives of the young people attending stimulated interest in providing similar facilities in Gourock and Port Glasgow.
- 4.2 The CLD Youth Work Sub-group made a successful application to Cashback for Communities for £5,500 to undertake a survey of young people regarding the need for a similar facility in the Port Glasgow area. This took the form of a Friday night initiative using the youth trailer at Dubbs Road and providing activities in the Community Campus (Southfield Avenue). During these activities young people were asked their views on having an IYouthzone in Port Glasgow, what their preferred location would be and what they would like to see happen there.

In Gourock consultation with young people took the form of visits to local schools and some street work.

The findings of these consultations are summarised in Annexe 2.

Officers are aware of the possibility of objections from neighbouring residents to a facility of this type as it is innovative and involves the attraction of young people to an area of high residential amenity. Consultations have also been undertaken with local communities surrounding the two potential sites. Gourock Community Council and Eastern View Residents Association have been advised of the proposal and no objections and concerns have been raised. Port Glasgow East and West Community Councils were consulted in June and were supportive of the proposal. Meetings have taken place with Parent Councils of the secondary schools involved. All consultations to date have been very positive about the proposals.

- 4.3 Property Officers in Legal and Property Services identified 3 potential sites in Port Glasgow and 3 in Gourock. Following assessment of each option as detailed in Annexe 3 of their condition, suitability and availability, the following premises are recommended:

Gourock: Former Gamble Nursery, King Street

Legal Officers in Legal and Property Services have advised there are title restrictions on the property identified at the former Gamble Nursery premises King Street Gourock, but that it will be possible to develop proposals for a mainstream Council delivered youth service in the form of an IYouthzone as described at 4.4 below within these restrictions.

Property Officers in Legal and Property Services are providing guidance and support with regard to DDA compliance, building warrant etc. If appropriate Planning Consent will be sought. It is anticipated that this facility could be prepared and fitted out for use by December 2014.

Port Glasgow: Former Library Building, Dubbs Place

The CHCP currently provide a service for adults with learning disabilities from the premises at Dubbs Place. The reconfiguration of this service is under discussion as part of the implementation of the 'Keys to Life Policy' (Scottish Government June 2013) and the CHCP anticipate these discussions could be expedited and concluded to allow the IYouthzone to be established by December 2014. As part of their communication strategy, discussions are taking place with service users and their families over the next few weeks. These discussions will be reflected in the report to the Committee.

- 4.4 The IYouthzone model is a mainstream Council delivered service, using youth work methods to promote the learning and development, health and well-being and employability of young people aged 12 – 25. Operational planning and staffing requirements are being addressed in readiness for the opening of the new facilities. The staffing requirements are:

Port Glasgow: 1 x fte Grade G youth worker (qualified)
4 x 0.5 Grade C youth workers

Gourock: 1 x 0.5 fte Grade G youth worker (qualified)
2 x 0.5 Grade C youth workers .

4.5 Once the new IYouthzones are operational a Young People's Steering Group for each will be established similar to that currently leading the Greenock IYouthzone. As with the Greenock model, the Steering Groups will be assisted to become constituted apply in their own right for external funding to sustain the IYouthzones.

5.0 PROPOSALS

5.1 Action to develop IYouthzone facilities in Gourock and Port Glasgow are being progressed. It is anticipated that both facilities could be opened within 12 weeks of Committee approval.

5.2 Costs have been projected to provide IYouthzone facilities in:
Gourock: Former Gamble Nursery, King Street
Port Glasgow: Former Library Building, Dubbs Place

The costs have been calculated on the assumption that both IYouthzones will open in January 2015 and operate for 2 year using this funding. There is a projected underspend of £16,337 and it is proposed to use this to help sustain the Greenock IYouthzone. This forms part of the report which will be prepared for the budget process.

6.0 IMPLICATIONS

Finance

6.1

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
IYouthzone	Supplies & Services	2014-2016	£12,400		EMR Set Up Costs PG and Gourock

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
IYouthzone	Supplies & Services	2014-2015	Employee costs £21,688 Property costs £8,850		EMR
		2015-2016	Employee costs £111,637 Property costs £35,400		Includes £16,337 for Greenock IYouthzone
		2016-2017	Employee costs		

			£71,475 Property costs £26,550		
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Legal

6.2 The Council has title to the Gamble Halls complex, of which the former Gamble Nursery premises form part of by virtue a deed of 1918. The title to this complex as a whole contains restrictions on the uses to which it can be put. In particular, there can be no lets to third parties other than in particular circumstances specified. However, as this is a mainstream Council service, this restriction will not apply. It is the view of Officers that it is possible to develop a Council managed and delivered youth facility in a manner compliant with these restrictions. Should there be changes to the proposals for the IYouthzone it will be necessary for Officers in Legal and Property Services to be consulted to ensure these changes will not breach these conditions. It is also the view of officers that objections from neighbouring residents can be expected.

The Council title to the Dubbs Place premises is by virtue of a 1948 deed and is not subject to title restrictions which would affect the IYouthzone proposals as described. Should it be decided that the proposals for this site are to proceed, officers in Legal and Property Services will require to update searches on this site to verify that there have been no disposals affecting.

Human Resources

6.3 Gourock 0.5 x 1 fte Grade G Qualified Youth Worker
 2 x 0.5 Grade C Posts

Port Glasgow 4 fte Grade G Qualified Youth Worker
 2 x 0.5 Grade C Posts

Equalities

6.4 None

Repopulation

6.5 None

7.0 CONSULTATIONS

7.1 See Annexe 2

8.0 CONCLUSIONS

8.1 Plans are well developed to open new IYouthzone facilities in Gourock and Port Glasgow, within approximately 3 months of Committee approval.

9.0 BACKGROUND PAPERS

9.1 IYouthzone Annual Report 2012-2013

Annexe 1

Projected costs

IYouthzone Gourock

	2014-2015	2015-2016	2016-2017
1 x 0.5 fte Grade G qualified youth worker	2,138	17,100	12,825
2 x 0.5 fte Grade C posts (20 hours)	5,500	22,000	16,500
One off Equipment Set Up Costs	5,200	0	0
Property Costs	4,275	17,100	12,825
Total Cost to Council	17,113	56,200	42,150

IYouthzone Port Glasgow

	Year 1	Year 2	Total
1 x 1 fte Grade G qualified youth worker	8,550	34,200	25,650
2 x 0.5 fte Grade C posts (20 hours)	5,500	22,000	16,500
One off Equipment Set Up Costs	7,200	0	0
Property Costs	4,575	18,300	13,725
Total Cost to Council	25,825	74,500	55,875

Total projected costs over 2 years

£271,663

Balance proposed towards IYouthzone Greenock

16,337

TOTAL**£288,000**

Annexe 2 Summary of consultation findings

Port Glasgow Survey 222 participants

Would you like to see a youth centre in Port Glasgow?

Yes 85% No 15%

What area would you prefer to see it in?

Dubbs Road 68% Port Town Centre 30% Other 1%

Gourock Survey 348 participants

Would you like to see a youth centre in Gourock?

Yes 83% No 17%

What area would you prefer to see it in?

Gourock TC 68.5% Midton 31% Other 0.5%

Annexe 3

Properties reviewed in Gourock

	Midton Shops	Former Gamble Nursery (King Street)	Kirn Drive Community Hall
Pros	2 vacant shops within the location	Suitable location and size	
	Units are suitable sizing for project	Running costs within budget	
		Flexible accommodation	
		No residents above unit but across from unit	
		Sole use of premises	
Cons	Major concerns for residents above units	Disability access require improvement Property Services assisting with this Nearby residents	No available/appropriate lets due to usage of centre
	Other plans in place for rental of units	Legal restrictions on usage	

Properties reviewed in Port Glasgow

	St Stephen's Enterprise Centre (Southfield Avenue)	Park Farm Tenants Hall	Dubbs Place (former Library)
Pros	Location suitable	Location suitable	Within current budget
		DDA compliant	DDA compliant
		Secure premises	Kitchen facility fit for purpose
		Next to sports MUGA	Close to hot spot area for youth crime
		Running costs within current budget	Close to sports MUGA
			Close to CHCP clinic for young people
			Close to shops
			No territorial issues
			Central Location
			No letting costs – separate key holders
			Secure premises
			One to one support rooms available
			Chosen location of young people
			Potential for development at rear of property
Cons	No direct access for people with disabilities	Sharing of premises not viable	
	Running costs exceed current budget	Kitchen facility not adequate	
	Restricted access during school hours	Residents nearby	
	Letting costs apply – not keyholder	Utility costs high	
	Security of building	Proximity to new community school may lead to overlap of delivery	
		Safety concerns as on main bus route	