

REPORT TO: Executive Board Sub Committee

DATE: 2 December 2010

PRESENTED BY: Operational Director – Children’s Organisation and Provision

SUBJECT: CRMZ (My Place)

WARDS: Kingsway

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is to outline the arrangements for meeting the revenue costs associated with the CRMZ, the new centre for youth services.

2.0 RECOMMENDATIONS

2.1 **It is recommended that:**

- 1. the proposed building arrangements are approved; and**
- 2. No charge is made by the Council for the rental of the building**

3.0 BACKGROUND

3.1 On 25th September 2008 a report was put to the Executive Sub Committee requesting permission to refurbish and remodel the former Kingsway Health Centre so that it could offer a “World Class” youth facility for the young people of Halton. The report specified that the building would remain the property of the Council and that the facility would be managed by a governing body comprising young people, elected members and officers, partner agencies, the community and third sector youth organisations.

3.2 The costs of the refurbishment have been funded from the My Place capital funding along with other Youth Capital. At the time it was proposed that revenue costs would be covered by partners’ contributions, grant sources and the reallocation of contract. It was envisaged that many local providers and services would relocate to CRMZ so that the young people would have access to a one stop shop for Youth Services.

3.3 A five year business plan was submitted as part of the bid, however, in the meantime the change in the financial climate has meant the cessation of a number of grants and challenging financial position many of the partners find themselves in has had a significant impact on the level of revenue funding available. A revised funding profile has therefore now been put together identifying the revenue available to support the project up to 31st March 2012 (Appendix 1). Work will be undertaken within the next twelve months to

explore funding options to ensure the provision remains sustainable.

- 3.4 Although the building will remain the property of the Council, day to day management of the building, in the first year, will take place through the Centre and Partnership Co-ordinator a position which will be recruited to by Action for Children. In addition it is intended that a receptionists is recruited. This post will be an apprentice opportunity for a Care Leaver.
- 3.5 Following advice with property services and Action for Children it has been agreed that a service level agreement will be developed to cover the building users and the revenue costs. This Service Level Agreement will be run parallel to the Action for Children Service Level Agreement for Youth Service Provision in Halton and will cover the period until 31st March 2012.
- 3.6 Initially Action for Children will be the sole occupier of CRMZ and will therefore be recharged 100% of the following costs:
- Gas
 - Electricity
 - Metered water and water rates
 - Refuse disposal
 - Cleaning and Hygiene costs

They will also be charged caretaking costs but only as and when these are used. The delivery of the services will be carried out by the Council. The estimated costs per annum is £55,995 plus the charge for refuse removal. These costs are based on the annual costs incurred on a similar Council building and adjusted to reflect the difference in floor areas. These costs will be paid by Action for Children on a quarterly basis.

- 3.7 After the first twelve months the Council will reconcile the actual costs against the estimated costs and the charge for Action for Children will be adjusted to reflect any under or overpayment. The actual costs will be used to set the budget for the following year.
- 3.8 It is anticipated that in future other agencies will deliver services from the building although the details have not yet been confirmed. Such agencies will be required to contribute to the costs of the above services on a pro rata basis determined by the space they occupy and their usage of the building. Over time this would reduce the costs liability for Action for Children as the total costs would be spread over a number of agencies.
- 3.9 In addition, to the costs outlined above Action for Children will be directly responsible for the payment of the following costs:
- Contents insurance;
 - Telephone costs; and
 - Non-domestic rates.

The Council will be liable for all other costs associated with the building

including the maintenance, service contracts and insurance. The initial costs for maintenance has been estimated at £20,000 per annum and this reflects the fact that the building is newly refurbished with a new extension.

4.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

4.1 Children and Young People

CRMZ will make a significant contribution to the Children and Young People's priorities identified in the plan.

Employment Learning and Skills in Halton

The provision offered through CRMZ will aim to tackle the generational impact of exclusion from opportunity and ambition for some Halton young people.

A Healthy Halton

The provision for young people offered through CRMZ will provide the opportunity and creativity to tackle some of the more challenging issues young people face particularly in relation to their sexual health.

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A Safer Halton

Through CRMZ a range of services will be offered aimed at reducing risk taking behaviour by young people.

Halton's Urban Renewal

This project brings back to life a building asset that has been boarded up and unused since 2005 when the previous tenant, the PCT, left for new premises

RISK ANALYSIS

Revenue funding has been secured up to 31st March 2012. It is essential that over the next few months work is undertaken to ensure CRMZ is sustainable from 2012 onwards.

EQUALITY AND DIVERSITY ISSUES

CRMZ will be fully inclusive offering services for all young people.

LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Executive Sub Committee Disposal of Former Kingsway Medical Centre (Part 2) – 25th September 2008- Committee Services, Municipal Buildings, Widnes
Executive Board – Capital Programme 2010/2011 - 28th January 2010 – Ann

McIntyre, Operational Director Children's Organisation and Provision,
Grosvenor House, Runcorn, WA7 2WD

Executive Sub Committee – Acceptance of Tender for Kingsway Health
Centre- 14th January 2010 – Martin McCrimmon – Property Services,
Municipal Building, Widnes.