



Committee and date

Cabinet

1st March 2017

Item

Public

**COMMUNITY ASSET TRANSFER:
MONKMOOR YOUTH CENTRE**

Responsible Officer: Steve Law, Strategic Asset Manager

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1. Summary

- 1.1 As part of the Council's core objective to strengthen our local towns and villages, the Strategic Asset Management team are working with town and parish councils, as well as the voluntary sector, to enable the transfer of suitable land and buildings to community groups and organisations. The Community Asset Transfer (CAT) policy provides a framework and guidance to assess which transfers are viable and implement their transfer.
- 1.2 The policy contributes to the Council's objectives as set out in the Asset Management Strategy Section 5: Commission and work in partnership to empower communities. Release where appropriate through freehold transfer or leasehold transfer, properties to communities reducing revenue or maintenance burdens for non-core assets.
- 1.3 A report summarising the assessment of an application made by Shropshire Youth Association in respect of Monkmoor Youth Centre, SY2 5RR has been considered by the Director of Place and Enterprise and the recommendation is to progress to transfer by way of a 30-year lease which, in accordance with the CAT policy, is subject to Cabinet approval.

2. Recommendations

- 2.1 That, in principle, Shropshire Youth Association ("the Organisation") are granted a 30-year lease of Monkmoor Youth Centre with delegated authority to the Strategic Asset Manager to agree final terms of the lease and to complete the transaction.

REPORT

1. Risk Assessment and Opportunities Appraisal

- 1.1. Commissioning out youth services has meant that the building is now surplus to Shropshire Council's requirements. A transfer to Shropshire Youth Association gives the potential for youth activities to remain at the centre, along with other uses that will benefit other sectors of the community. Those youth services currently commissioned out will remain at the centre but this may change in the future subject to the delivery intentions of the appointed party.
- 1.2. If the Organisation fails to maintain the building the risk is that the building will return to the Council with some or no building improvements and the cost of operation would revert back to the Council.

2. Equalities and Diversity Issues

- 4.1 The continuation of the use of the building and its availability for local groups will mean its accessibility continues into the future for the community.

1. Financial Implications

- 2.1. The building is currently maintained by Shropshire Council as part of its corporate estate. The majority of the annual running costs of the building are incurred by the corporate landlord. The savings identified in reducing the revenue burden of operating the centre equate to approximately £14,000 per annum. There are £7,075 of condition works identified at the building that the Council will no longer be liable for.
- 2.2. A nominal rent of £1 from Shropshire Youth Association is proposed as the Organisation will not be operating the facility on a commercial basis. This will enable the building to be kept in good repair and lettings to be kept at an affordable rate for the community.

6 Additional Information

- 6.1 Monkmoor Youth Club on Upton Lane has been the home of youth activities in the locality for several years. The facility has hosted weekly junior and senior youth clubs and a weekly session for young people with learning difficulties. The venue has also accommodated training sessions, community meeting and events for a range of local organisations.
- 6.2 SYA have occupied the building via a tenancy at will dated 28.09.15. Under this arrangement SYA occupy the office rooms edged red shown on the attached plan, and, along with other users of the building, occupy the toilet/kitchen facilities and circulation areas edged blue. They contribute to the facility's running costs.

- 6.3 The proposed transfer complies with State Aid. The applicant will provide services for the local community and as such are not the subject of competition across Europe.
- 6.4 The proposed grant of the lease for a £1 is a sum that is less than market value for a lease of the building. The disposal by way of the grant of the lease at a nominal rent is covered by Circular 6/03 under the Local Government Act 1972 General Disposal Consent 2003. This consent allows for the disposal of a property at less than best consideration where the disposal contributes to the promotion or improvement of one or more of economic, social and environmental wellbeing in the Council's area and where the difference in value is less than £2 million.
- 6.5 The lease will be on a full repairing and insuring basis, with a tenant only 12-month break clause.
- 6.6 In summary:
- 6.6.1 The Organisation delivers social benefits through providing infrastructure support to voluntary youth clubs across Shropshire, as well as direct delivery of youth activities. It aims to help young people develop their physical, mental and spiritual capacities. The CAT will enable the organisation to establish a base to administer services, including the training of youth workers.
- 6.6.2 The Organisation has a proven track record of youth activities and infrastructure provision. The Chief Executive Officer is a professionally qualified youth worker with a management qualification and 30 years' experience in delivering and managing youth work.
- 6.6.3 The governing body consists of 7 trustees, 3 board members and approximately 100 member groups. The Organisation has a dedicated finance and administration officer. Accounts are independently audited. Key policies (including insurance) and procedures are in place and up to date.
- 6.6.4 The Organisation's activities contribute to meeting the following Council's youth activity priorities:
- ensure all children and young people are safe and well looked after in a supportive environment
 - narrow the achievement gap in education & work
 - ensure the emotional wellbeing of children and young people by focusing on prevention and early intervention
 - keep more children healthy and reduce health inequalities

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Shropshire Council Community Asset Transfer Policy

Cabinet Member (Portfolio Holder)

Councillor Michael Wood - Portfolio Holder for Corporate Support

Local Members

Councillor Pamela Moseley

Appendices

A. Plan of site