

Options Appraisal for the Location of **myplace** Funded Youth Facility

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Appendix 2

myplace is a multi million pound government programme to deliver world class places for young people to go and call their own and will enable the creation of world class youth facilities in communities across the country through the input and influence of young people, and through genuine cross-sector partnership working.

Launched on 3 April 2008 by Beverley Hughes, Minister for Children, Young People and Families, **myplace** responds to the commitments made in 'Aiming High for Young People: a ten year strategy for positive activities'. This policy sets out the Government's vision for improving youth facilities in response to clear ongoing demand from young people, parents and communities for more and better places for young people to go. To kick start this process, **myplace** will deliver £190m of Government capital investment over the next three years through grants of between £1m and £5m to enable a transformation in the way facilities for young people are planned and delivered.

The BIG Lottery Fund has been appointed to administer the scheme and funding guidance gives clear demonstration that only 'Landmark buildings fitted out to the highest standards, offering high quality activities and opportunities, actively supported by the community and led by young people themselves' will be rewarded. Capital grants are available between £1-5 million but applicants are encouraged to locally source additional funding if possible either through financial or in-kind contributions from organisations and partners which clearly demonstrates commitment to the project and the depth of the partnership.

A capital subgroup was formed in June 2008 to co-ordinate the capital development strand of the **myplace** funding application. This group reports to the myplace Project Implementation Team who are strategically leading the funding application for Stockton-on-Tees Children's Trust. With careful consideration of the funding stream requirements; views and opinions of young people; restrictions of timescales; the ability to demonstrate effective partnership; value for money; iconic design; level of innovation, a range of locations and venues have been reviewed by the capital subgroup. This document intends to give details of the three possible locations which may lead themselves as suitable locations for a myplace funded facility.

- Option 1 Stockton Academy Site
- Option 2 Church Road/North Shore Development
- Option 3 Former Globe Theatre

Option 1. Stockton Academy Site

- Good access for public transport
- Prominent visual location - based in Central Stockton - identified as top choice location by myplace Consultation survey
- Dynamic and innovative delivery opportunities through proposed partnership working with Academy Trustee Board
- Demonstrable high levels of deprivation and disadvantage within ward and surrounding areas
- Excellent space for development of a large building to ensure adequate delivery space, co-location of support services and staffing accommodation
- Good links to residential parts of Stockton, pedestrian and cycle routes across the Borough
- Excellent and readily available to large numbers of young people if co-located in close location to Academy site
- The potential to share resources and procedures with Building Schools for Future Programme such as consultation, potential build, design
- Greater flexibility and freedom around the design and construction of the build, working directly with young people
- Greater control over the governance and management of the assets, lower risk option
- Timescales are highly suitable for both BSF and **myplace** funding streams
- Potential opportunity for a innovative and dynamic governance model working in partnership with Academy management structure
- Potential access to shared resources such as sports facilities (identified as top activity choice through consultation) site parking, ICT provision
- Strong infrastructures required to ensure the facility and its services was driven my young peoples needs and requirements
- Ability to donate land 'in kind' demonstrating a formal commitment to the application process
- Co-location of staffing and services would increase ability to generate revenue to sustain the business
- Potential ability to deliver a wider package of services in conjunction with Academy and alternative education opportunities
- Higher potential to demonstrate value for money and ensure high quality of build/finishing
- Ability to design and influence the construction in an ecologically sound manner

Option 2. Church Road/North Shore Development

- A prominent site close to town centre
- Site location suitable as directed by consultation from young people
- Transport access located close to the location
- Good links to other service providers within the town centre such as Arc, Green Dragon Yard, Splash, Library
- Success of build is dependant on effective partnership working with private and public sector
- Limited site size which will have impact on size of building and restrict the ability to deliver a wide choice of services
- Development is part of a larger regeneration plan, timescales are unclear at this stage
- Parking may not be available on site
- High construction costs, may not demonstrate value for money for funding application
- Uncertainty of tenancy services costs – may prove difficult to find revenue costs in future
- Lesser flexibility around control of the design and construction as this will be managed through third party developers
- Site acquisition is not yet secured and could potentially conflict with timescales for myplace funding streams
- Site will not be able to provide external play or sports areas, key services identified by young people through myplace consultation
- Limited site size would have an impact on the ability to co-locate staffing and support services
- Limited opportunities to develop revenue through leasing of accommodation etc.

Option 3. Former Globe Theatre

- A prominent site located on High Street
- Direct access to public transport
- Site location suitable as directed by young people
- No direct parking available but car parks avail close by
- Grade 2 listed building which could provide an excellent restoration programme involving young people but would have large restrictions on buildings use and design
- Maximum funding allocation would only produce a part refurbishment of the building, additional other capital sources would need to be sourced for a complete building refurbishment
- Currently owned by Jomast, refurbishment would therefore be in partnership with Jomast and tenancy costs would need to be generated
- No external play or sports facilities (identified as top activities choice through consultation)
- Limited area available for use for actual myplace services and provisions, other area would be developed as directed by owner
- Access difficulties due to the varying floor levels which would need to be accounted for in the refurbishment
- A full asset condition survey would be required to identify additional work and give a more detailed financial
- Restoration of the building could potentially be very costly, potential difficulty of demonstrating value for money for funding stream
- Limited potential opportunities to develop revenue such as accommodation rent

Conclusion

Myplace funding is a highly competitive process with strict, clear guidelines of what it intends to fund those plans which are:

- ambitious, world class places that will offer young people the widest possible range of high quality activities and co-located support services;
- are putting young people in the lead to plan and deliver dedicated youth projects driven by their views and needs;
- are working in partnership across sectors to develop robust, financially sustainable co-funded projects that respond to local needs and priorities.

Stockton Academy site offers the potential to meet all essential criteria for the capital funding available under myplace initiative. It would offer Stockton-on-Tees a dynamic and exceptionally innovative opportunity to construct a high quality, world class iconic new facility for young people, supported and directed by young people from the onset. This location offers Stockton's Children's Trust to strategically lead the establishment and formation of an exciting partnership network from the private, public, voluntary and community sector to come together in a united approach to deliver new and exciting services for young people. A build on this location will demonstrate to DCSF and BIG Lottery: effective partnership working, iconic design, low risk, the commitment to involve of young people, maximize revenue streams, provide a wide range of quality services, and responds directly to views expressed by young people through the myplace consultation.

The opportunity to build an exciting and vibrant new facility in such a dynamic partnership approach alongside key partnership an area of such high disadvantage, and the ability to provide such original, innovative, high quality services will ensure this funding application will be highly competitive. This is vital to ensure Stockton-on-Tees is to maximize its chance of successfully securing this funding for the young people of Stockton-on-Tees.