
Meeting of the Executive Member for Children and Young People's Services and Advisory Panel 12 March 2009

Report of the Corporate Landlord

Young People's Services: Service Asset Management Plan

Purpose of Report

- 1 This report seeks the Executive Member's approval to the proposed Young People's Services Service Asset Management Plan (SAMP). The SAMP is attached at Annex A.

Background

- 2 Service Asset Management Plans are one of the documents which Property Services use to deliver the principles of Asset Management Planning across the council.
- 3 The revised Corporate Asset Management Plan was approved by the Executive in July 2007. This is the strategic document which uses Asset Management Planning principles to set the framework for the council's ownership and use of buildings and land to deliver the council vision and corporate aims.
- 4 This strategy needs to be translated to a service level so that the property which any service occupies enables that service to deliver its aims and vision in the best possible way, meeting the needs and expectations of customers and staff.
- 5 Extensive work had recently been done in looking at the future for Young People's Services in York as a result of:-
 - The merger of Connexions and the Youth Service to form Young People's Services.
 - The need to accommodate a new central team of up to 15 staff and to identify hot desking capacity at the three locality hubs: Fulford, Moor Lane and Kingswater.
- 6 Young People's Services were therefore keen to produce a Service Asset Management Plan so they could translate the findings of their reviews into ensuring that:-
 - The property needs of the service to deliver its "vision" could be identified.

- The current portfolio of Youth Centre buildings could be analysed and audited against the identified needs.
- Options and priorities to close the gap between future needs and current provision could be appraised.
- A way forward that would deliver the changes needed to meet the services property needs taking into account cost, funding streams and opportunities.

Consultation

- 7 A SAMP can only be produced if it is a result of joint working between Property Services and the relevant council service.
- 8 A number of meetings and discussions have taken place between, officers from Young People's Services and Asset and Property Management, and other staff. In particular this consultation has included:-
- Analysis of key Young People's Services documents which are also a result of extensive consultation with key stakeholders including the public.
 - Meeting with the Head of Young People's Services and other key officers.
 - Involvement of Youth Centre managers on the suitability of the buildings to deliver the service.
 - Discussion with other council services and non-council building owners on the range of options for the location of future space through the Corporate Asset Management Group.
- 9 The SAMP has been produced jointly between Young People's and Property Services.
- 10 The plan has been approved by the Corporate Asset Management Group.

Young People's Services Asset Management Plan

- 11 Annex A contains the final draft of this SAMP for approval by Members. There are a number of annexes to the SAMP and these will be available at the meeting together with other background information.
- 12 The SAMP is set out in the following sections:-
1. Introduction
Brief explanation of the purpose and advantages of the SAMP.
 2. Vision
This section contains the vision for Young People's Services following the merger of Connexions and Youth Service that has taken place and sets out the aims and objectives of the service. It also highlights 4 key property areas which will need to be taken into account.
 - Accessibility

- Location
- Delivery
- Cost

3. Audit

Analysis of the current portfolio in meeting the current and future needs of the service are detailed in this section, in particular looking at

- Running Costs
- Outstanding Repairs
- Accessibility
- Suitability
- Property and Service PI's

The conclusions are contained in Section 3.3. of the SAMP and note that current youth centre buildings are:

- Slightly more costly to run than the average
- Repairs are needed to most youth centres although urgent and essential repairs are low.
- Suitability is generally adequate, the main areas where there are weaknesses being around location, image, environment and space.

4. Joint Appraisal

Following detailed consultation between Asset and Property Management, and Young People's Services, an assessment has been made in this section of how the current provision fits with the proposed structure, and identifies options to close the gap. Sources of funding and other factors have been looked at.

These have been used to look at each location and building and identify ways forward.

5. Action Plan

All the information gathered above has been formed into an action plan which in summary for the Young People's Services SAMP means:

- Reuse of the former Heworth Family Centre, now known as Heworth Lighthouse. This is intended to be a short term measure whilst a long term replacement is identified through the Tang Hall Area Asset Management Plan.
- Looking at the provision of a new Young People's facility as part of the Acomb Area Asset Management Plan to augment, or possibly, replace Moor Lane Youth Centre.

- Submission of the 'Myplace' bid later in 2009.
- Looking at a long term replacement building for the Kingswater Youth Centre
- Relocation of the East Hub at Fulford to a new location on the East side of York.

6. Timetable

A 3 year timetable has been produced detailing what can be achieved in each year.

7. Review

It is the intention that this SAMP should always be a "live" document and so should be regularly reviewed, on at least an annual basis to take in to account:-

- Review of progress
- New opportunities available
- Changing priorities and initiatives for Young People's Services
- Opportunities for working cross-service and with other parties

13 As already mentioned it is the intention to use this SAMP to feed into the Area Asset Management process to identify service need within a particular area, which at the moment is centring on Acomb.

Implications

14 This report has the following implications.

- **Financial**

There are significant financial implications in terms of the potential revenue savings from reducing running costs and the need for funding from the capital repairs budget to address the maintenance backlog.

- **Human Resources**

There are no human resources implications.

- **Equalities**

There are no equalities implications.

- **Legal**

There are no legal implications.

- **Crime and Disorder**

There are no crime and disorder implications.

- **Information Technology**

There are no information technology implications

- **Property**

The property implications are contained in this report and the Young People's Services Asset Management plan attached below.

15 **Risk Management**

There are no known risks associated with the recommendation below.

Recommendation

16 That the Advisory Panel is recommended to advise the Executive Member to:-

- i) Approve the proposed Young People's Services Asset Management Plan as detailed in Annex A.

Reason: to enable strategic forward planning for the future of Young People's Services in accordance with the council's vision for the proper management of its corporate assets.

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Background Papers: Information used to complete this report and the SAMP are contained in the Resources APM file G00055.

Annex A – Service Asset Management Plan Young People's Services.