

SUBJECT:	ST GILES COMMUNITY CENTRE
DIRECTORATE:	DCE
REPORT AUTHOR:	ANTONY ANGUS – RECREATION SERVICES TEAM LEADER

CONSULTATION CONFIRMATION – PLEASE DO NOT DELETE THIS BOX

DEPARTMENT	CONSULTEE NAME	CONSULTATION START	CONSULTATION COMPLETED
Relevant Director	Simon Walters	10/11/22	10/11/22
Legal	Becky Scott	10/11/22	11/11/22
Finance	Colleen Warren	10/11/22	10/11/22
Equality and Diversity	Becky Scott	10/11/22	11/11/22
Land, Property and Accommodation	Phil Quiggin	10/11/22	10/11/22
Communications*	Steve Welsby	10/11/22	

*Please highlight in the email anything within the report which might be of interest to the media.

1. Purpose of Report

- 1.1 To advise members of a Community Asset Transfer (CAT) application from Lincolnshire YMCA relating to St Giles Community Centre.
- 1.2 To seek approval, subject to a successful funding application by Lincolnshire YMCA, to asset transfer St Giles Community Centre.

2. Background

- 2.1 Lincolnshire YMCA are seeking to expand their role and functions in the area. They have identified funding opportunities through the national Youth Investment Fund.
- 2.2 St Giles Community Centre has had low community use for some years now. In addition, Lincolnshire County Council who currently lease the building on a pro-

rata basis have given notice on their licence agreement to use the centre. The licence expires on 31 December 2022.

- 2.3 The Centre is currently valued on the asset register as at 31st March 2022 at £680,000.
- 2.4 Previously a youth centre was located next to the community centre but was subject to an arson attack in September 2016 which resulted in the building being demolished.

3. **Community Asset Transfer**

- 3.1 Lincolnshire YMCA have submitted a community asset transfer application. The application is comprehensive and includes business plan, financial forecasting and risk assessment. A successful asset transfer and funding bid would see £1.5m capital investment in the premises to improve and enhance them as a community facility.
- 3.2 The asset transfer would be dependent on a successful bid to the national [Youth Investment Fund](#). This is a £368m fund that aims to drive positive outcomes for young people through the creation, expansion and improvement of youth facilities and services.
- 3.3 The fund is targeted to specific areas of need. St Giles Community Centre is located within a target area. Grants can be used on the cost for building, renovating or refurbishing youth facilities as well as the associated costs (project management, professional costs, legal fees). Grants cannot be used to lease or purchase land or buildings. The fund can include revenue support as well as capital funding with a notional ratio of 80:20.
- 3.4 Officers from Finance, Property and Recreation Services have evaluated the CAT application and agreed that it is viable and would be a positive use for a currently little used facility. Early discussions have taken place with LCC Youth Services, who are supportive in principle and interested in being included as a stakeholder.
- 3.5 Lincolnshire YMCA are open to maintaining use of the premises by current hirers where feasible. Where this is not possible there is available capacity at Sudbrooke Drive Community Centre located 1 mile away.

4. **Strategic Priorities**

5.1 **Let's drive inclusive economic growth**

This proposal would see £1.5m capital investment in a facility.

5.2 **Let's reduce all kinds of inequality**

This proposal would improve access for all within the centre and improved facilities and activities for children and young people. The majority of current users will be able to continue using an improved building. Where this is not possible capacity is available at Sudbrooke Drive Community Centre.

5.3 Let's address the challenge of climate change

The proposal would see improvements to the building to make it more energy efficient and reduce the carbon footprint.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

The centre has a current asset value of £680,000. The current proposal is for a 25-year lease to the YMCA, therefore the asset would remain on our asset register.

The transfer of the centre to Lincolnshire YMCA would yield an ongoing revenue saving as per the MTFs as outlined in the table below.

	Budget 2023/2024	Budget 2024/2025	Budget 2025/2026	Budget 2026/2027	Budget 2027/2028
Expenditure	22,730	23,310	23,710	24,120	24,530
Income	(10,090)	(10,400)	(10,710)	(11,040)	(11,370)
Net Budget	12,640	12,910	13,000	13,080	13,160

6.2 Legal Implications including Procurement Rules

The council community asset transfer process has been followed.

6.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

Use of the centre has been very low for several years. Some hirers will be able to continue use of the building through Lincolnshire YMCA. Capacity is available at Sudbrooke Drive Community Centre to absorb any displaced hirer.

The building will be improved and enhanced to provide better access for all.

Lincolnshire YMCA have a robust equality, diversity and inclusion policy.

Given that there will be minimal impact on existing hirers it is not felt that there is need for an Equality Impact Assessment. YMCA will engage with existing hirers to discuss requirements it is firmly believed we can accommodate all hirers.

6.4 Human Resources

There are no direct staffing implications.

6.5 Land, Property and Accommodation

Asset transfer would be in the form of a 25-year peppercorn lease of the premises. Therefore, should the enterprise become unviable the property would be returned to the council.

6.6 Significant Community Impact &/or Environmental Impact

Improvements to the building would see a reduced carbon footprint.

The building would meet an identified need to provide an enhanced facility targeted at children and young people.

6.7 Corporate Health and Safety implications

7. Risk Implications

7.1 (i) Options Explored

To asset transfer St Giles Community Centre on condition of a successful funding application by Lincolnshire YMCA. This is the preferred approach.

To reject the asset transfer application.

7.2 (ii) Key risks associated with the preferred approach

The key risk would be that the centre becomes unviable in the future when revenue support from the Youth Investment Fund ceases. YMCA have a good track record of operating facilities sustainably.

8. Recommendation

8.1 It is recommended to agree to asset transfer St Giles Community Centre to Lincolnshire YMCA via a 25-year lease subject to successful funding being obtained from the Youth Investment Fund.

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? None

List of Background Papers: None

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Please read the frequently asked questions sheet which accompanies this report template in authority wide in the committee report template folder for further information relating to this document and report writing in general.