

**TO: EXECUTIVE**  
**DATE: 17 JULY 2018**

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**TOWN CENTRE YOUTH CENTRE**  
**Director of Children, Young People and Learning**

**1 PURPOSE OF DECISION**

- 1.1 To approve release of funding to undertake a feasibility study for the creation of a town centre youth centre on Braccan Walk.

**2 RECOMMENDATIONS**

- 2.1 **For the EXECUTIVE to APPROVE the commencement of a feasibility study for the above project.**

**3 REASONS FOR RECOMMENDATION**

- 3.1 A town centre youth facility is required to provide a place for young people to go, where they can socialise and receive advice and guidance from youth workers and other professionals whose remit is to provide early help to young people. This is particularly important for the most vulnerable young people in the Borough who may be at a greater risk of Child Sexual Exploitation (CSE), gang initiation and Child Criminal Exploitation (CCE), including 'County Lines' when gangs and organised crime networks exploit children to sell drugs.
- 3.2 The new town centre is attractive to young people and without such provision young people congregate in the town centre on an ad-hoc basis making the targeting and co-ordination of early help more difficult.
- 3.3 Creation of a town centre youth facility has been a long standing objective for the Council.
- 3.4 A site has been identified on Braccan Walk, which following consultation has the potential to deliver such a facility in close proximity to the town centre.

**4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 Not having such a facility is not a realistic option given the need outlined in 3.1 to 3.3 above.
- 4.2 The nearest existing youth facility is at Coopers Hill but this is too far from the town centre to make this an attractive location for young people. The new town centre is

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now drawing people of all ages and walks of life but there is currently no specific provision for young people.

- 4.3 The previous commitment by the Council to create a town centre youth facility has been actively pursued and the Braccan Walk proposal is presented as the most favourable option following evaluation of a number of other options that have been previously considered. These have included:
- Development of the Coopers Hill site
  - Accommodation in Princess Square
  - Co-location with the library
  - Accommodation at 14 Market Street
  - Accommodation at the former 3M building
- 4.4 On evaluation none of these options have proved to be viable in terms of either availability or location or surroundings or estimated running costs.

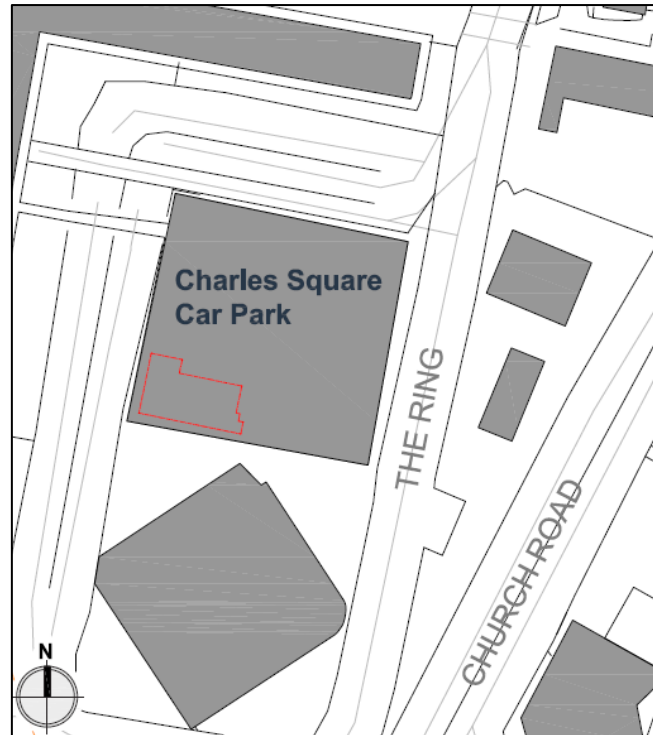
## 5 SUPPORTING INFORMATION

### Feasibility Report

- 5.1 A feasibility report on the creation of a town centre youth centre at Braccan Walk will be drafted and reported back to the Executive at a later date. The scope of the report will include:
- Business case including activities to be undertaken in/from the building
  - Proposed operational model including opening times/hours of use
  - Design, including options for internal layouts
  - Capital costs for construction works (cost plan)
  - Building surveys of the existing structure
  - Timescales
  - Risks
  - Revenue running costs including staffing and premises
  - Predictions on the likely impact of this new facility on existing youth work provision across the Borough
  - The role of major partners including Berkshire Youth in service delivery
  - Communications plan

### Braccan Walk

- 5.2 The site in question is located off Braccan Walk on the ground floor of Braccan Walk (formerly Charles Square) car park, located on the site plan below.



5.3 The accommodation is in two parts, the smaller part of which is used as base for the Council's street cleaning teams for the town centre, and the larger part of which was previously used as the venue for a comedy club which has been vacant for some time.

5.4 The site is in close proximity to the town centre and the proposed access arrangements are as follows;

- via the existing footbridge/escalators below the Grange hotel,
- past the former British Legion building and along Braccan Walk, subject to building a new footpath which forms part of the proposal and
- from Bracknell & Wokingham College, subject to creation of a new external footpath along the eastern and southern sides of the car park, which also forms part of this proposal.

#### Youth Facility

5.5 The proposal is to relocate the street cleansing teams and allocate the combined space for conversion into a town centre youth facility. The new facility would have a gross internal floor area of 344m<sup>2</sup>. A series of sketch plans have been drawn up by the managing partner Atkins, and are being used to consult on the proposal and give shape to the designs. An example of what might be provided is set out on the sketch floor plan below.



- 5.6 Under this proposal the existing external brick walls would be replaced with glazed curtain walling allowing light to penetrate into the interior of the building. The overhanging soffits of the car park above would provide sheltered external spaces. Access to the building would be externally on the southern elevation and there would be no access from within the car park. External facilities would be provided including footpaths and spaces on Braccan Walk for pick up and drop off for those young people being dropped off by parents.

#### Activities to be Undertaken in the Building

- 5.7 The proposed accommodation would be manned by a dedicated youth worker in the town centre, and supported by Berkshire Youth who currently run sessions via an SLA at The Zone. The space would include small meeting rooms for one to one work with young people, a café/social space, an independent living training space, a range of flexible studio spaces and associated toilets etc.
- 5.8 The building will be used to deliver the following targeted work with our most vulnerable young people, and these activities reflect the current focus of the Youth Service in Bracknell Forest:

- Drop in for Children & Young People Looked After (CLA)
- Drop in for Young Carers and targeted vulnerable young people
- Small group work for young people at risk of CSE / CCE
- A base for outreach to young people in the town centre
- Anxiety / self- esteem workshops
- Health drop in for Sex and Relationships Education (SRE) and substance misuse

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- Counselling services for young people
- Courses and workshops to enhance employability / CV writing / life skills
- Young people engagement from other professionals e.g. FE college workshops
- Youth Offending Service Girls Group
- Child Sexual Exploitation stay safe project
- Say it Loud, Say it Proud (SILSIP) Children in Care Council summer scheme base
- Projects that engage hard to reach young people – i.e. a table tennis league
- Support for the most vulnerable young people (SEN)
- The building will also be a base for the Youth Council

### Accommodation for the Street Cleaning Team

- 5.9 Creation of the new youth facility at Braccan Walk will require relocation of the Council's street cleaning team which currently occupies part of the existing accommodation. Suitable accommodation in close proximity to the town centre is required, and a number of options for this are currently being considered. The street cleaning team will need to be relocated before work can start on the new youth facility, and the costs of this will form part of the feasibility study, and is included in the project scope.

### Timescales

- 5.10 The feasibility study will be delivered later in the 2018/19 financial year and will be brought back to a later meeting of the Executive to decide whether to implement this project in 2019/20.

### Financial Considerations

- 5.11 There would be both capital and revenue costs arising from this proposal.
- 5.12 Total capital costs are estimated at £750,000 and broken down by financial year are set out on the table below:

#### Estimated Capital Costs

Financial Year:	2018/19	2019/20	Total
Professional fees	£46,757	£13,966	£60,723
Other project costs including construction works	0	£664,277	£664,277
Enabling works to relocate street cleaning team	£25,000	0	£25,000
Total:	£71,757	£678,243	£750,000

- 5.13 The basis of these estimates is an estimated cost plan provided by the managing partner Atkins for the main works based on the preliminary sketch plans which is inclusive of construction, external works, fees, and fit out. These are however provisional estimates at this stage and will be subject to confirmation in the final feasibility report.

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- 5.14 It is proposed to pay for these over two financial years utilising the funding as set out on the table below:

### Funding Sources

Financial Year:	2018/19	2019/20	Total
CYPL Capital Programme	£53,367	£0	£53,367
S106 funding	£18,390	£0	£18,390
BFC capital programme	£0	£678,243	£678,243
Total:	£71,757	£678,243	£750,000

- 5.15 The 2018-19 CYPL approved capital budget includes sufficient uncommitted funds allocated to youth facilities to meet a share of initial costs.
- 5.16 The £18k of S106 funding has been given for the youth service and comprises multiple smaller developer contributions which are detailed in the attached Appendix B.
- 5.17 In the medium term, the cost of the capital expenditure is expected to be financed from the receipt anticipated from the sale of the Coopers Hill site. More work is required to review the current services being provided from Coopers' Hill in order to enable the site's development and this will be undertaken as part of the overall feasibility. In the short term, there will be additional annual debt charges of around £0.034m to service the requested expenditure for Braccan Walk, based on the capital expenditure figures in this report.
- 5.18 In terms of the revenue costs, these will fall to the Youth Service to pay, and a sustainable business case will be drawn up that will demonstrate the viability of this facility for the foreseeable future as part of the feasibility study. This will include details of staffing and premises running costs.
- 5.19 The Council has a service level agreement with Berkshire Youth to help deliver youth services in the Borough and the role of Berkshire Youth as a major partner will need to be incorporated into the vision for a new facility at Braccan Walk if this goes ahead.
- 5.20 There will also be scope for alternative use of the facility during times when the building is not fully utilised by young people, and this should offer the prospect of income generation to support the revenue running costs.

## 6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

### Borough Solicitor

- 6.1 Pursuant to section 507B of the Education Act 2006 the Council has a duty to provide facilities for education and recreational leisure time activities for all 13 to 19 year olds and some 20 to 24 year olds. This duty can be achieved either by in-house provision or under contract.

Borough Treasurer

- 6.2 The initial financial implications of the proposal are set out in the supporting information. There would be a time limited pressure identified on the revenue budget of around £0.030m per year based on additional capital spend funded from borrowing of £0.678m.

Equalities Impact Assessment

- 6.3 The new facility must be accessible to disabled persons and this is achieved through new construction being approved by Building Control which is a statutory process.

Strategic Risk Management Issues

ISSUE		RISK	COMMENT
1	Planning risk	MEDIUM	The building is a Sui Generis use, therefore change of use consent will be required. It is assumed the project will not require BREEAM and there will be no requirement for out of hours working, highways works or unusual conditions or undue delays in a planning decision.
2	Capital cost risk	LOW	Capital costs quoted in the report are provisional estimates at this time and a full cost plan will be required as part of the feasibility report. There will also be building surveys required to support the feasibility study.
3	Revenue cost risk	MEDIUM	A sustainable business plan will need to be drawn up as part of the feasibility study to include staffing and building running costs. There could be additional debt charges of £0.036m per annum to fund the provisional estimated capital costs.
4	Design Risk	LOW	The building has been subject of an initial review by the managing partner Atkins who have produces the sketch plan in the body of the report.
5	Procurement Risk	LOW	It is assumed that the works will be procured through a competitive single stage tender with one contractor appointed to carry out the work.
6	Programme risk	MEDIUM	The project can be delivered in the 2019/20 financial year subject to Executive approval once the feasibility report has been prepared.

## 7 CONSULTATION

### Principal Groups Consulted

- 7.1 The requirement for a town centre youth facility was re-affirmed under a consultation undertaken with young people in July 2017.
- 7.2 With regard to this specific proposal, the Youth Service have facilitated consultation with the Youth Council, and also with a representative group of our most vulnerable and hard to reach who regularly congregate at various hot spots in the town centre.

### Method of Consultation

- 7.3 The 2017 consultation with young people was via a questionnaire.
- 7.4 Designers from the managing partner Atkins presented the sketch plans of the Braccan Walk proposal to a meeting of the Youth Council on 04/06/18 and took feedback.
- 7.5 The designers also presented to the town centre group of young people at a meeting organised by the Youth Service on 06/06/18.

### Representations Received

- 7.6 The 2017 consultation responses are attached as appendices to this report, and it should be noted that 72% of young people thought there should be a dedicated space for young people in or around the town centre.
- 7.7 The Youth Council and young people consulted on the specifics of the Braccan Walk proposal have given feedback on the proposed designs.

### Background Papers

Atkins sketch plans  
Atkins cost plan  
Atkins programme

### Contacts for Further Information

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## **Consultation with young people Youth provision in or around Bracknell town centre**

### **Background**

In July 2017 a request was made to consult with young people about the type of youth provision they would like see developed in or around Bracknell's new town centre. This request came as a matter of urgency in order to include informed options into future plans within the transformation of services.

### **Consultation development and distribution**

Questions for a consultation paper were developed by The Youth Council and agreed with the Early Help Head of Service. This consultation was distributed by The Youth Council to secondary schools and by Berkshire Youth at The Wayz Youth Provision

Approximately 1,000 forms were distributed (9.5% of age specific population 10.490\*) 513 (51% of total forms distributed) completed consultation papers were returned.

\*Stats. Share – population by single year age as at 18.09.17

### **Consultation timing, age range and gender**

The consultation took place during the final week of the summer term. The young people consulted were aged 11 – 17 years.

Completed returns fell into the age categories below

Age	Returns
11	30
12	185
13	103
14	140
15	12
16	3
17	40

Female 250    Male 235    Not specified 27

### **Question 1**

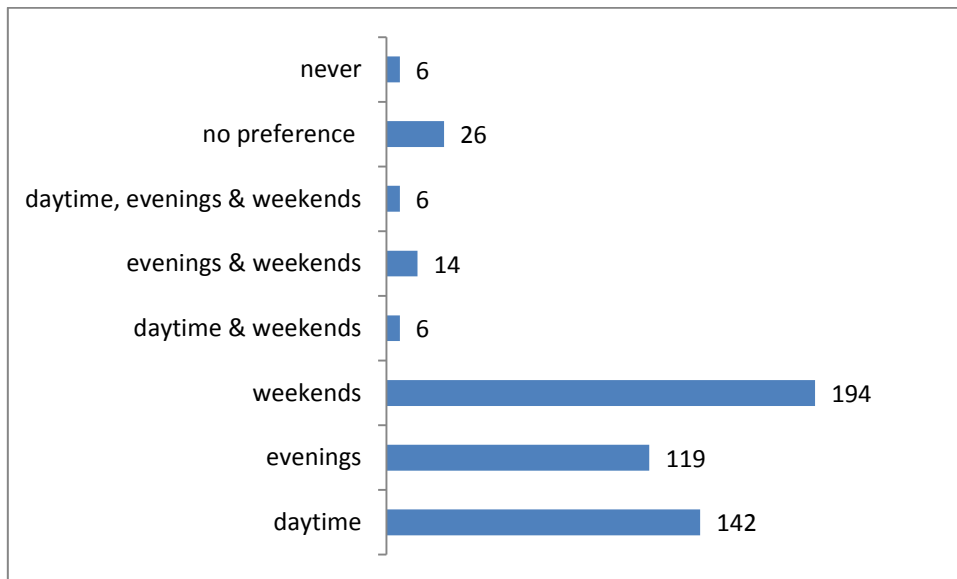
Do you think there should be a dedicated space for young people in or around the town centre?

372 (72%) said YES, however only 6 responded NEVER to the next question asking when the space should be open and these surveys continued to be completed.

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### Question 2

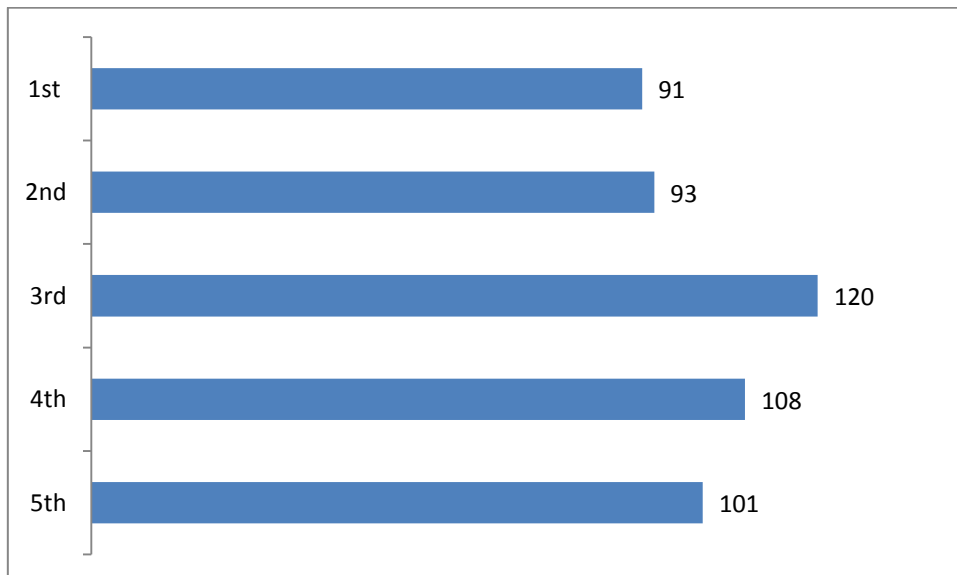
When should the space be open?



### Question 3

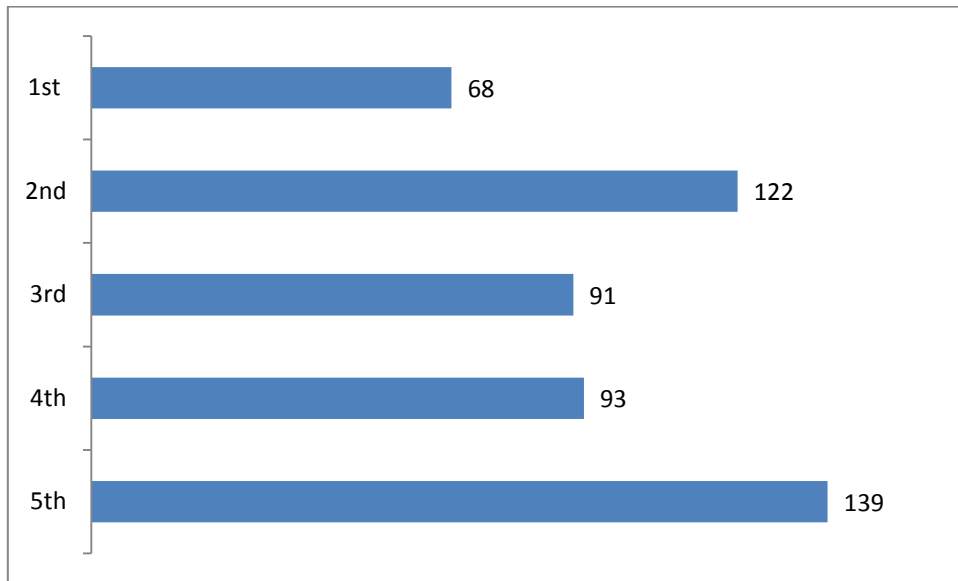
Please rate from 1-5 which of these you would most like to see on offer  
(1st being highest and 5th being lowest)

Advice and guidance

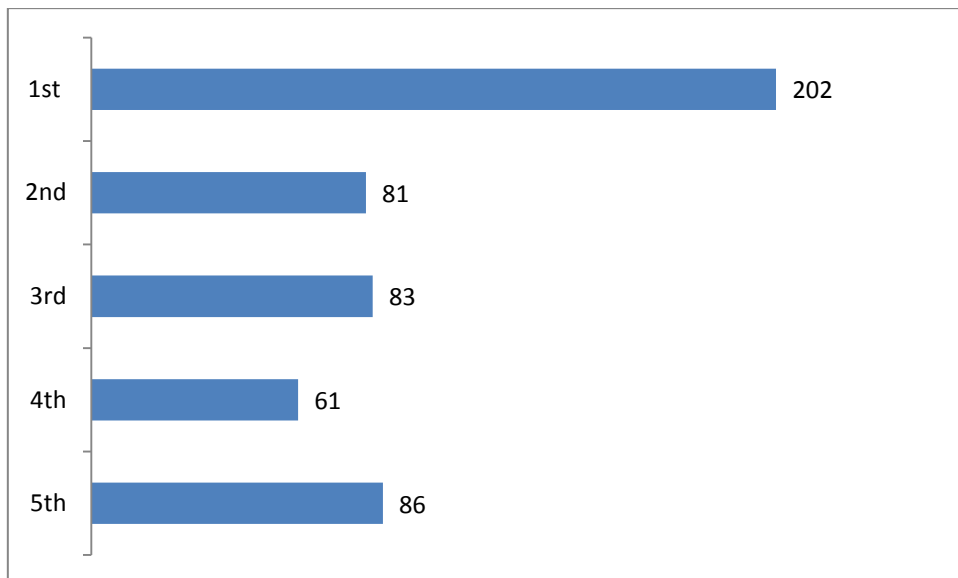


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### Music, arts and performance space

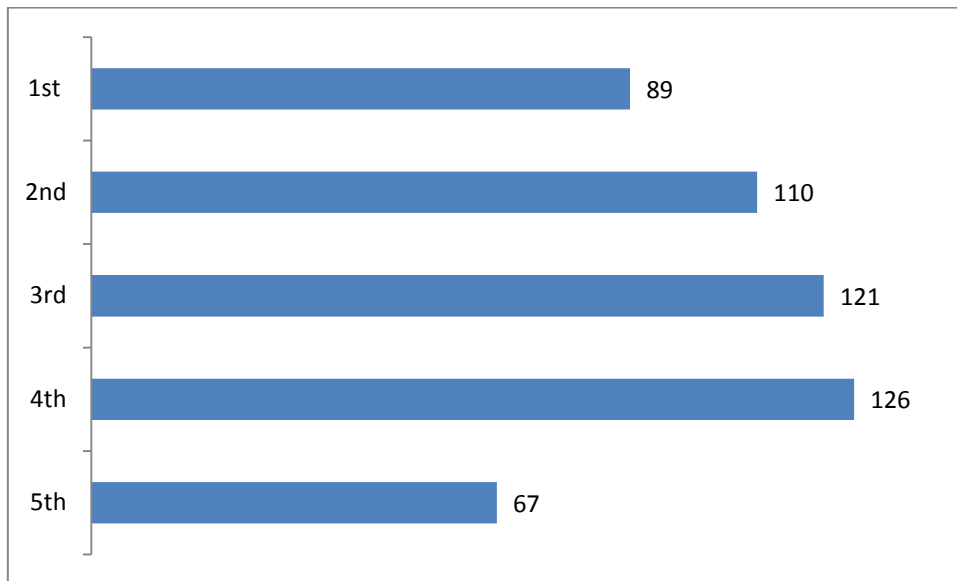


### Social space

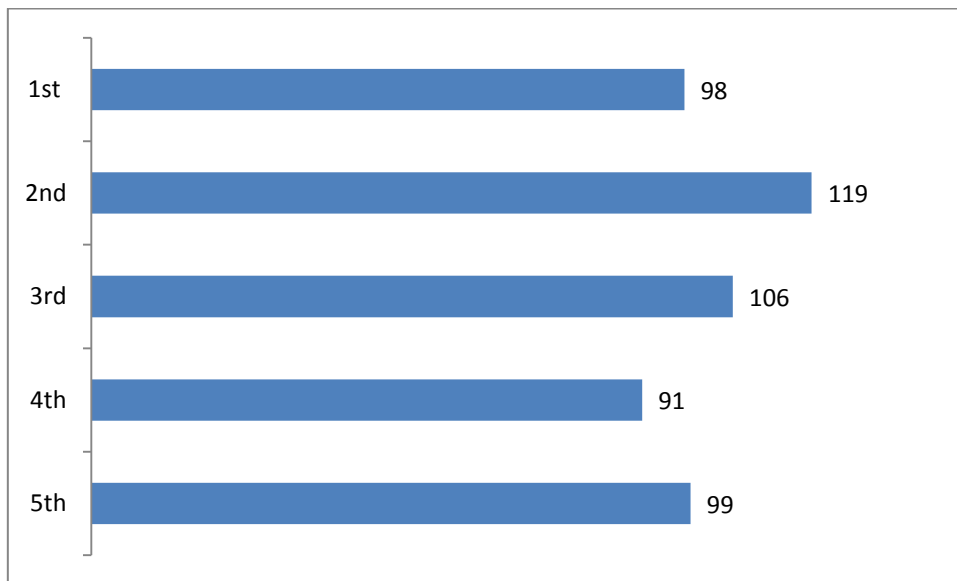


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### Training to gain skills



### Careers Advice and access to job vacancies



#### Question 4

Should the space have food and drinks for sale?

95% of young people who responded said YES (486 of 505)

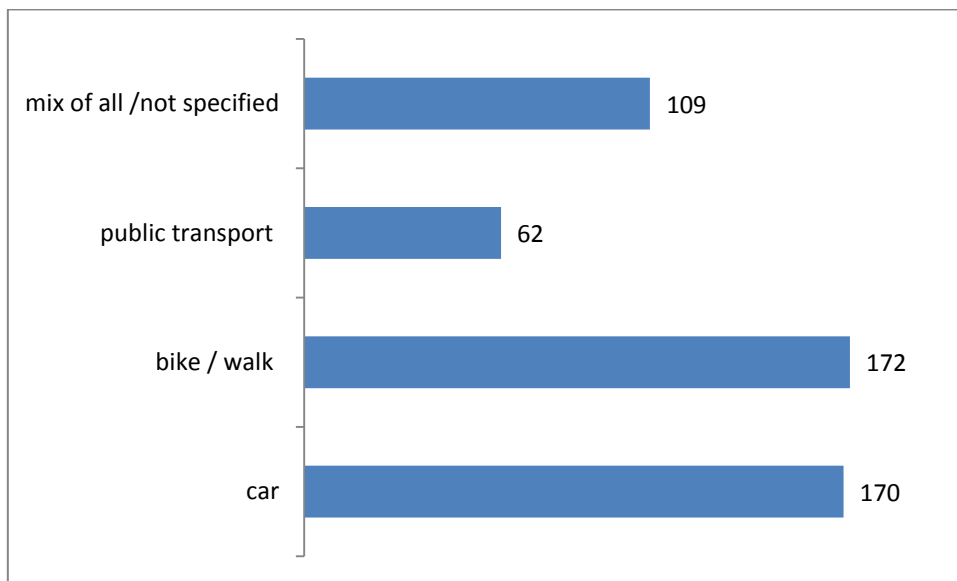
**Question 5**

Would you require access to WIFI and the internet?

97% of young people who responded said YES (495 of 512)

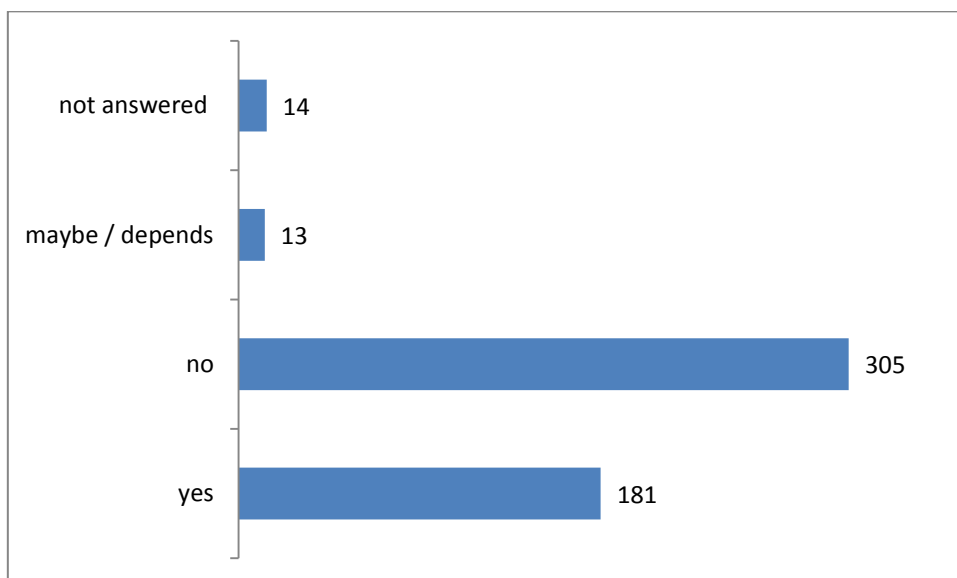
**Question 6**

How would you travel to the town centre?



**Question 7**

Would you be willing to pay for training courses on offer?



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**Question 8**

Do you have any other comments about a space for young people in or around the town centre?

Make it somewhere that everyone wants to go, do trips away to places, have a food café, have jobs for under 18's where they get paid.
It should not be really expensive like other child clubs who sell food and drink for double the price. (multiple)
Make it a free wi-fi Café (multiple)
Modern design, toilets
I just want a place to sit with friends x 2
No bad members/manners??
What will the age range be of people who can attend?
There should be new cut out roads for people to walk there instead of walking across the roads.
No smoking or drinking alcohol and entertainment (multiple)
There should be activities like football and girl stuff. Performances at the weekend. Make sure you are safe and don't run from your parents
Make it easily available. Don't make it all about people needing help - focus on the fun.
It should be cheap so everyone like people with less money can pay.
It should be free for the first 3 months
Not religious things (multiple)
It should be there to attract young pupils and prevent them from being criminals when they age.
Fun (multiple)
The closer to the town centre the better - people might not know of it if it was outside the town centre.
It would be good if it was open most times, however not in school hours. I like the sound of training however it would be good if there was also an area where we can study.
"Parents shouldn't be there and should be kicked out"
Can there be a place to play PS4 and Xbox and chill out and watch TV
There may be bad things going on there so you have to make sure it is safe
Just for it to be a friendly place where you can meet others with similar mind sets to your own (multiple)

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CCTV cameras should be in operation
Build a gaming café
It would be cool to have a place for young people only, and helpful to have courses to learn how to do helpful things in life
It should be a place where people can go to get away from their house
Not make it so babyish like for normal kids please.

### Summary of findings

Young people want a safe social space of their own that would be available as universal provision. The space would be open daytimes, evenings and weekends. Ideally the space needs to be big enough to zone areas and should be modern with refreshments for sale and toilet facilities. WiFi is essential.

*The play ranger registration system we developed 2008-2011 was hailed by Big Lottery as innovative and excellent and was used as an example of best practice at their National Conferences. This system, if revised slightly would work well if a youth space was developed.*

Consultation with Youth Council

4<sup>th</sup> June 2016 at Coopers Hill

7.8 Formal Introduction

- Youth Council survey results
- Youth Council comments following visit to Braccan Walk
- Atkins design per Presentation Boards had sought to pick up on the survey results & comments post the Youth Council's visits
- Atkins Presentation, open forum, boards discussed and comments/observations explored

7.9 Atkins Presentation

- there would be opportunity to influence the interiors and internal layout – the critical feedback was the external areas, elevational treatments and understanding the access routes to Braccan Walk.
- The Youth Council feedback was their opportunity to comment and influence the project
- Atkins would welcome the Youth Council's involvement in the delivery of the project – potentially a working group would be set up to include designated Youth Council members

7.10 Summary of Comments received:-

- Unanimous support for the sketch plan which illustrated the entrance being direct into the café/main social space, the higher toilet provision and the greater glazing provision to the core open areas.
- Separation of the rear left studio and masonry wall retention to this space was positively received with ideas of how to decorate & use discussed.
- Introducing a corridor to front left and rear left studios – discussed & to be considered further – balance was between open plan space and corridor – Atkins to consider further
- Members expressed a real interest in being involved in the project design development.
- Layouts provided flexible use and sub division – range of uses discussed. Queried number of smaller rooms – Youth Service still exploring this but design met brief.
- Usage – still to be considered – members had wide range of uses to be considered to attract maximum numbers to the centre.
- CCTV cameras internal and external were acceptable (but not in the group rooms)
- External covered area and wide footpath with fixed seating and other potential outdoor activities was a real bonus – particularly for use as external social space but would need managing to keep undesirables away.
- Pedestrian routes were discussed at length; desire lines would always be the shortest route irrespective of BFC's desire for routes to be safe and controlled – the Youth Service & Atkins stressed that the safest route from the town centre (north, south & east approaches) was via the footbridge direct into the car park – members were going to look at this route which before the presentation they had not been aware of.



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- The Youth Council whilst favouring this central location and its proximity to the bus station were concerned at the lack of bus services available to outlying areas at times when the Youth Centre would be open & closing.
- Positive response to proposed elevations.
- More signage would be required especially directional signs.

7.11 youths present per attendance sheet 1630-1800hrs

Consultation with Town Centre Youth Group

6<sup>th</sup> June 2016 at NRG

7.12 Introduction informal – youths present per attendance sheet 1825-1925hrs

7.13 Atkins Presentation, open forum, discussion and comments/observations explored

7.14 Summary of Comments received:-

- Unanimously in favour of sketch plan which illustrated the entrance being direct into the café/main social space, the higher toilet provision and the greater glazing provision to the core open areas.
- Separation of the rear left studio to create smaller rear studio with masonry walls to this space – liked idea of darker space; excited by opportunity to decorate these walls, names/graffiti ideas a type of “living wall art”.
- Layouts provided flexible use and sub division.
- Groups main concerns were about how space was going to be used; how frequently it might be open as a destination for them; not losing their much appreciated group sessions at NRG (more would be great). In terms of timing – open as soon as possible.
- CCTV cameras internal and external were acceptable (but not in the group rooms)
- External covered area and wide footpath with fixed seating and other potential outdoor activities was a real bonus – particularly for use as external social space, smoking & bike storage but would need managing to keep undesirables away.
- Pedestrian routes were discussed – would always follow shortest route – the Youth Service & Atkins stressed that the safest route from the town centre (north, south & east approaches) was via the footbridge direct into the car park – group mainly not aware of this route but would go back and look.
- Youth Service would provide another opportunity to visit.
- Requested Gym facilities.

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## Appendix B

## S106 Contributions

S106 CONTRIBUTION	HOUSING DEVELOPMENT	RESTRICTIONS	AMOUNT
YN365	Half Acre & Netherby Lodge, Bracknell	Within 3km	£360
YN370	Dandon, Beehive Rd, Binfield	Repayable if unapplied within 7 years (02/08 2017). Within 3km	£201
YN372	Land at Brakenhale School	Within 3km	£2,240
YN390	Autocross, London Road, Binfield	Returned with interest if unspent by Oct-20. Within 3km	£980
YN416	Peacock Bungalow, Beehive Road	Repayable if unspent by Jul-18.	£1,120
YN417	Jctn Bay Drive/London Rd	Repayable if unspent by Oct-18. Within 3km	£610
YN425	The Hollies, London Rd	Within 3km	£9,500
YN449	Land at Red Tile Cottage, London Road, Binfield	Repayable with interest if unspent by Oct-20. Within 3km	£202
YN474	Land off Rainforest Walk, Bracknell	Repayable with interest if unspent by Oct-20. Within 3km	£240
YN504	Aldi Store, Liscombe, Bracknell	Repayable with interest if unspent by Nov-21. Within 3km	£210
YN529	Farley Hall, London Road, Bracknell	Facilities within 3km	£2,727
<b>Total:</b>			<b>£18,390.00</b>

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