

	<h2>Assets, Regeneration and Growth Committee</h2> <h3>30 November 2015</h3>
<p style="text-align: right;">Title</p>	<p>Youth Zone</p>
<p style="text-align: right;">Report of</p>	<p>Commissioning Director for Children and Young People</p>
<p style="text-align: right;">Wards</p>	<p>Burnt Oak</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix A – OnSide Options Appraisal Appendix B – Site Plan Appendix C – OnSide Business Case</p>
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Summary

On 7 September 2015 the Assets, Regeneration and Growth Committee agreed to give in principle support for the development of a Youth Zone to be built in either Burnt Oak or Colindale and for up to £4.2m of infrastructure reserves to be invested in the Youth Zone project.

This paper builds on the previous committee report, outlining the preferred site for the Youth Zone being part of the Montrose Playing Fields (“the Site”).

The Report seeks authority for the Chief Operating Officer in consultation with the Chairman of the Assets Regeneration and Growth Committee to take subsequent decisions having regard to the best interests of the Council in relation to settling the detailed terms of the lease and any agreement for lease for the Youth Zone with the agreement and lease terms being submitted for final approval by a future ARG Committee.

An options appraisal (Appendix A) was undertaken to establish the most suitable site for the Youth Zone within the wards of Colindale or Burnt Oak. Based on set criteria it is recommended that the Youth Zone is developed on a site (“the site”) comprising part of the Montrose Playing Fields.

Recommendations

That the Committee:

1. Approves the preferred location, Montrose Playing Field, is the most suitable site for Barnet Youth Zone, allowing OnSide ('the developer') to move the project forward.
2. Agrees the core principles outlined as a framework for developing the lease agreement between the Council and on OnSide for Barnet Youth Zone
3. Agrees to delegate to the Chief Operating Officer in consultation with the Chairman of the Assets Regeneration and Growth Committee authority to take subsequent decisions in the best interests of the Council to settle the detailed terms of the proposed lease with OnSide with the final terms of that lease being submitted to a future Assets Regeneration and Growth Committee for final approval.

1. WHY THIS REPORT IS NEEDED

- 1.1 Youth Zones are state-of-the-art centres open seven days a week that offer activities and opportunities to all young people between the age of 8 and 19 years old and up to 25 years old for people with disabilities. The Youth Zone offers an opportunity to give young people in these areas the opportunities to gain confidence, increase employability and improve their health and wellbeing.
- 1.2 The report is required to seek approval from the Committee to develop a Youth Zone on the proposed site being part of Montrose Playing Fields (site plan in Appendix B) based on the OnSide options appraisal of potential sites within the London Borough of Barnet, undertaken in collaboration with the Council as referred to at Appendix 1. This recommendation builds on the Committee's resolution of 7 September 2015 to give in principle support for the development of a Youth Zone in the west of the borough, within the wards of Burnt Oak or Colindale.
- 1.3 The Site plan (attached in appendix B) is indicative only and designed to illustrate to Committee members the proposed location of the Site. There is the possibility of minor changes to the Site plan as part of the detailed design, site investigation and feasibility. This flexibility is required to ensure the development of the Site is on the most suitable part following site investigations and detailed design as well as ensuring it integrates effectively into the wider redevelopment of Montrose Playing Fields as part of the Colindale Park Improvements Project.
- 1.4 This report outlines the high level core principles agreed between the Council and OnSide as a framework for lease negotiations for the site. If agreed, the core principles will guide the formation of the final lease, with officers developing the detail of the legal documentation in the best interest of the Council and having regard to any requirements pursuant to s 123 of the Local Government Act 1972 (best value) and any procurement aspects.

- 1.5 By the Council agreeing to resolve to approve the above recommendations this will allow for OnSide (the developer) in collaboration with Council officers, to move the project forward, [undertaking statutory considerations], site investigation, feasibility checks and detailed design and taking the proposal through the planning process [More details on next steps are outlined in section 4 – Post Decision Implementation]. It is not intended that the Council will be involved directly in undertaking any procurement activity.
- 1.6 A report will return to Assets, Regeneration and Growth Committee in the Summer of 2016 with the terms of the final lease for approval being sought then together with any other relevant matters required to enable any agreed lease proposal to be given effect, including ancillary documentation and business case for the development of the proposal. The issues which the Council may need to have regard to at this later stage would include whether the Site should be declared surplus to requirements and appropriated either under s 226 of the TCPA or s 122(2A) of the Local Government Act 1972, the consideration of the outcomes of any public advertising as the Council may be required to undertake in respect of any proposed appropriation and/or disposal of the Site by way of long lease given the Site is public open space, together with any impact resulting on the terms of the proposal given the requirements that the Council has to adhere to emanating from s 123 of the Local Government Act (to obtain the best price reasonably obtainable).

2. REASONS FOR RECOMMENDATIONS

- 2.1 The Youth Zone offers a unique opportunity for Barnet. With the significant pressures on the Council's budget, the Youth Zone project offers an opportunity to develop one of the first Youth Zones in London. The proposal offers an improvement in the current level of support, activities and opportunities for children and young people in the borough with the services to be operated and financed independently of the council. The proposal allows the Council to commission a service for young people in one of the most deprived areas of the borough with no on-going revenue funding from the Council budget.
- 2.2 Montrose Playing Fields as preferred site
- 2.3 OnSide, in collaboration with Council has undertaken an Options Appraisal across a range of potential sites across the Borough to ascertain the optimum location for a successful youth facility within Barnet.
- 2.4 OnSide have drawn up a clear set of criteria to establish which locations are most suitable for the Site. These are;
- *Neutrality* – A Site which is considered 'neutral ground' by a large number of young people.
 - *Accessibility* – Ensuring the Site is accessible, especially for disadvantaged children and young people. It is vital that young people can access the Site by foot or public transport.

- *Prominence* – It is important people know where the Site is and it can make an important statement to young people that they are valuable members of the community.

2.5 The options appraisal also takes into account the Committee's prior approval to build a Youth Zone in the west of the borough, within the wards of Burnt Oak or Colindale. The options appraisal, undertaken by OnSide includes sites outside this location as initial site visits were undertaken prior to the 7th September 2015 Committee decision to build within the designated wards.

2.6 The table below summarises the findings from each site assessment as well as the final score as against a maximum score of 20 against the set criteria. For detailed conclusions please see appendix A.

Site	Size	Summary	Score
Canada Villa	2,550m ²	Low score in regard to accessibility and the site is not large enough to accommodate a Youth Zone	10
Finchley Youth Theatre	486m ²	The site is not large enough to accommodate a Youth Zone	9
Grahame Park	5,000+m ²	Conclusion that the site is not suitable due to a low score on accessibility, a lack of neutrality and large parts of the area are already earmarked for development	9
Montrose Playing Fields	5,000+m ²	The site is within close proximity to Burnt Oak (6 minutes) and Colindale (10 minutes) underground stations. The park is a more neutral location than Grahame Park but is accessible for young people from this location.	16
Woodcroft Park	5,000+m ²	The site is large enough to accommodate a Youth Zone and is accessible, although it is further from Burnt Oak and Colindale underground stations than Montrose Playing Fields.	13

2.7 OnSide and the Council believe that the Site being located on part of Montrose Playing Fields is the most suitable location to develop a new Youth Zone. Accordingly the recommendation is to agree further work on this option to develop the design of the new building and the start of the process of taking the project through the necessary statutory considerations and feasibility checks.

2.8 The key reasons the Site is believed to be the best site for a Youth Zone within this area are;

Neutrality – Park settings tend to be seen as neutral territory by young people and this corner of the playing fields is equidistant between Burnt Oak and Colindale and is within walking distance of the heart of the Grahame Park Estate. Improvements to the playing fields as part of the Colindale Parks Improvement Programme will increase the openness and accessibility of the Site.

Accessibility – The site scores 3 on TfL PTAL index (an indicator of accessibility of locations within London). This is as high, as high, than all other sites considered. The nearest bus stops are within close distance and the site is 10 minutes' walk from both Edgware Road and Lanacre Avenue and 10-15 minutes walk from the Grahame Park Concourse. Crucially, Burnt Oak tube station is only a 6 minute walk from the Site, and Colindale tube station is 10 minutes away, accessed through the park. This allows for access for children and young people across Barnet.

Prominence – OnSide are confident that an innovative design and the fact that it will be overlooked by Northern Line underground trains passing between Burnt Oak and Colindale tube stations will give this location a more than adequate visual prominence.

There are a range of other considerations which the Council have determined add to the strength of the Montrose Playing Fields site.

2.9 A key concern of ward members was that children and young people from Grahame Park would not access the facility if it was on Montrose Playing Fields. As part of initial engagement with a group of 15 young people from Grahame Park, the reaction to the Youth Zone concept and the Site on Montrose Playing Fields was positive. Although this is only a small number of young people, the majority of those involved stated that they would travel to Montrose Playing Field to visit Barnet Youth Zone, with the most saying they would travel there on foot. Further engagement/consultation with a wider number of young people on Grahame Park, and other areas of the borough, will be undertaken to ensure they are involved in the development of the project.

2.10 Montrose Playing Fields is ideal in regard to accessibility from both Burnt Oak and Colindale, the wards agreed by Committee for development of the Youth Zone. No other site identified fulfilled this criterion. Colindale and Burnt Oak have the highest levels of child poverty (37.5% and 36%) and child obesity (13.1% and 12.1%) in the Borough and the Youth Zone offers an opportunity to give young people in these areas the opportunities to gain confidence, increase employability and improve their health and wellbeing.

2.11 The proposed Site is on public open space, which involves special consideration. However, it is believed that the development of a Youth Zone on the Site would meet the criteria set out for development on open spaces in Barnet in the Core Strategy (CS7 and DM15) as the development will support the open space use and improve the quality of the open space. Montrose

Playing Field currently has a low number of visitors and the Youth Zone has the potential to increase the numbers visiting the park and increase young peoples. The Site will also provide shared community changing facilities, supporting community groups and teams who use the playing fields on the park.

- 2.12 The proposed development of the Youth Zone on the Site links directly into the Colindale Parks Improvement Programme. This means that rather than 'dumping' a new building on a site, the development of the Youth Zone can integrate in the regenerated park. The regeneration of Montrose Playing Fields will also address some concerns that young people and community groups currently have about the site (e.g. lighting, flooding and accessibility).
- 2.13 The current building size as planned would fit on a minimum rectangle of 2,700sqm (0.27ha), 0.66 acres. The full potential area of the site is approximately 4,700 sqm (0.47ha), 1.16 acres.

Core Principles for the lease

- 2.14 The core principles of the lease, outlined in section 2.17, have been agreed between the Council and OnSide to set the framework for the development of the detailed terms of the new lease and legal documentation. By agreeing the core principles the Committee gives officers clear guidance and allows them to complete the detailed legal documentation in the best interests of the Council.
- 2.15 The lease agreement will be developed between the Council and OnSide. However, the lease agreement will be between the London Borough of Barnet and the new charity formed to deliver Barnet Youth Zone.
- 2.16 It will be agreed that the operational basis for the lease/facility will be on a not for profit basis for the purposes of provision of facilities for children and young people in Barnet and surrounding areas providing a universal activity based service complemented by a range of targeted services. The Youth Zone will provide activities and support for all young people between the age of 8 and 19 years old (up to 25 years old for people with disabilities).
- 2.17 Core principles of the lease agreement are;
 - A. A lease of sufficient length to ensure capital funding can be secured by OnSide with the exact length of term to be decided through negotiation between the London Borough of Barnet and OnSide, will be granted to the new operating charitable organisation Barnet Youth Zone. A form of lease likely to present good security is important to secure funding and ensure investment into the Youth Zone and thus support long term sustainability of Barnet Youth Zone.
 - B. The lease will be agreed at a nominal rent across the lease term agreed.

- C. The demised premises is situated at Montrose Playing Fields as shown on the provisional site plan (Appendix B). The site is provisional and there are potential for variations on the site following detailed design and modifications to facilitate the grant of any planning permission
- D. In the case of financial failure and in the event that Barnet Youth Zone becomes dissolved/insolvent the Council would terminate the lease.
- E. In case of fundamental service failure, should Barnet Youth Zone fail to offer activities and support for children and young people as outlined in the business case, the Council would terminate the lease.
- F. The lease is concluded based on the financial agreement between the London Borough of Barnet and OnSide, with up to £4.2m capital contribution from the London Borough of Barnet and £4.8m contribution from OnSide to both capital funding and the first 3 years' revenue funding.
- G. The tenant will work in collaboration with the Council as landlord to ensure that Barnet Youth Zone;
- Is integrated into the park (Montrose Playing Fields)
 - Works closely with local community groups and teams who currently use the park.

2.18 Should the above principles be agreed the Council will take forward negotiations with OnSide and complete legal documentation which will return to the Assets, Regeneration and Growth Committee in Summer 2016 for final approval, and approval to seek any further consents that may be required as a result of the negotiations.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 A range of alternative sites have been considered which are outlined in section 2.

4. POST DECISION IMPLEMENTATION

4.1 OnSide will lead the development of the project, working closely with the Council and will undertake a site investigation, feasibility checks, public consultation, detailed design and explore and examine any other statutory constraints, prior to proceeding to the planning stage. This will involve consultation with local residents and link closely to the Colindale Parks Improvement Programme and other Council projects. This section outlines more detail about the post decision implementation.

Specific elements of post decision implementation are;

- 4.2 Continued negotiations with OnSide to develop the legal documentation for the lease, including all ancillary documentation.
- 4.3 Detailed site investigations of the Site will be undertaken to establish any issues with the Site. These will be addressed in the application for planning permission. Where possible, this will be undertaken alongside the Colindale Parks Improvement Project.
- 4.4 Agreement between the Council and OnSide on the detailed financial arrangements to ensure effective safeguards are in place to protect the use of public funding. As part of this there will be an agreement developed for at-risk capital, which will include a Council contribution of a maximum of £200k.
- 4.5 The Council will work with OnSide to develop detailed build costs. The Council will verify all proposed costs independently and will provide updated information and validation to Committee.
- 4.6 OnSide, in collaboration with Council, will commence the planning process in early 2016, with a target date for an application for Summer 2016, following approval by ARG of the final terms.
- 4.7 In January 2016 OnSide will begin engaging with Children and Young People on the branding for the building. OnSide will start a 'development team', made up of children and young people from across the borough, will help chose the branding as well as feeding into the building design and the activities the building will offer.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.□.1 The objectives of the Youth Zone clearly meet the key priorities set out in the Corporate Plan.

Fairness- offers improved services to children and young people in Barnet at a limited on-going cost to the tax-payer, whilst investing in early intervention, preventing problems by supporting young people from an early stage, rather than just treating the symptoms.

Opportunity – it provides an opportunity to deliver services differently, working closely with the voluntary sector to offer services for children and young people.

- 5.1.□.2 The project also meets some key aims in the Children and Young People Plan 2013-16, including the offer of 'opportunities for engagement and support, recognising the needs of the individuals and supporting them to achieve' and in regard to preparation for Adulthood, 'enabling young people to foster ambitious and realistic aspirations' and 'offer relevant and tailored learning and employment opportunities'.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.□.1 As agreed at Committee on 7 September 2015 the London Borough of Barnet will fund up to £4.2 million towards the £6million capital build, with OnSide investing £4.8m split between capital contribution (£1.8m) and assumed operational revenue requirement (£3m).

5.2.□.2 It will be the responsibility of the Barnet Youth Zone, the newly formed charitable organisation, to be established to secure the ongoing operational (revenue) funding from outside the local authority, meaning there is no on-going revenue commitment from the Council.

5.2.□.3 Cost estimates for the Capital Build have been developed by OnSide alongside RE's regeneration team. The estimate for the capital cost of the building is £6m (Funded up to £4.2m from the Council and £1.8m from OnSide). These figures will be verified by the Council as part of the next stage of the project. This project will be added to the Council's capital programme when approved by Policy and Resources Committee in December 2015.

5.2.□.4 The table below outlines projected costs;

Land & Buildings	£0
Construction cost	£4,503,598.65
Inflation forecast (based on RICS guidance)	£225,179.93
Furniture & Equipment	£303,900
Professional fees (pre and post contract)	£493,366.35
OnSide Fee*	£380,000
Contingency	£100,000
Total Cost	£6,006,044.93

**OnSide Fee are to support the delivery of the project and include feasibility assessment, site appraisal, Youth Zone Board Development, Fundraising, Governance and Support, Strategic Development, liaison with the council, capital delivery, legal advice, public relations, marketing and communications, young people engagement and participation and Youth Zone staff recruitment and training.*

5.2.□.5 The proposed timing of funding from the councils perspective is summarised below (modelled on maximum capital funding of £4.2m);

Year	2015/16	2016/17	2017/18	2018/19	2019/20
Capital Funding from Infrastructure reserves (£)	200	2,400	1,200	400	

5.2.□.6 The capital investment of £4.2m from the infrastructure reserve reflects a recognition that within the Colindale and adjacent Burnt Oak Wards there is substantial population growth and development currently taking place.

5.2.□.7 The former Grahame Park Youth Centre adjacent to Barnet College has been closed in order to facilitate the Grahame Park regeneration programme. The delivery of the Youth Zone project meets the policy intentions envisioned within Policy 5.6 of the Colindale Area Action Plan (Outlined in paragraph 12.1).

5.2.□.8 The developments delivered in the Colindale area have generated Planning Obligations (S106 income), are continuing to generate income to the Council through New Homes Bonus and future ascertained income through the Community Infrastructure Levy. It is proposed that these funding sources can be combined and used towards the delivery of the Youth Zone project to support young people's recreational provision within the local area.

5.2.□.9 The £4.2m contributes towards delivering the aims of regeneration and represents an investment in services for children and young people as part of the wider investment in social infrastructure projects. The one-off capital investment that triggers an ongoing revenue neutral service is considered to be a value-for-money investment for helping to support young people into a successful adulthood.

5.2.□.10 The £200k capital funding outlined for 2015/16 will be the maximum at risk capital dedicated to the project.

5.3 Social Value

5.3.□.1 As outlined to Committee on 7 September 2015, Amion, a specialist economic, financial and management consultancy, reported that Youth Zones in other cities (Wigan, Oldham and Manchester) bring about a 200% return on social investment.

5.3.□.2 Amion also found that there were a range of benefits to the wider community, including reduced crime and anti-social behaviour as well as positive impact on public health and troubled families.

5.3.□.3 The proposed site of Montrose Playing Fields is an ideal location for communities in both Burnt Oak and Colindale, two of the most deprived wards in the borough, and therefore offers the opportunity to add social value to those young people who can get the most benefit from the activities and support available.

5.4 Legal and Constitutional References

5.4.□.1 Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for “Asset Management – all matters relating to land and buildings owned, rented or

proposed to be acquired or disposed of by the Council and the approval of non-statutory plans within the remit of the committee.

5.4.□.2 Section 2.1 of The Management of Assets, Property and Land Rules, contained in the Council’s constitution states that The Management of Asset, Property and Land Rules provide the governance structure within which the Council may acquire, lease, act as landlord, licence, develop, appropriate, change use of, or dispose of Assets within its Asset Portfolio.

5.4.□.3 Under the Council’s Constitution Responsibility for Functions the Council may exercise any of the functions vested in the Council by law and may also delegate those functions to a Committee, sub-committee or officer

5.5 Risk Management

5.5.□.1 The key risk to the project is that insufficient revenue can be generated by Barnet Youth Zone (the new charitable organisation who will manage the building and services) to maintain the expected range of services and activities in the medium/long term. However, OnSide have a strong track record of establishing new charitable organisations to run Youth Zones and delivering a sustainable delivery model in the 5 current Youth Zone’s across the country. The Council will also work closely with OnSide to develop revenue streams, or social investment approaches, which will contribute to the sustainability of Barnet Youth Zone in future years as a self-supporting organisation.

5.5.□.2 In the worst case scenario, if the project failed and Barnet Youth Zone was dissolved/ insolvent the Council terminate the lease. Although the Council would not have the revenue funding to operate the building in its current form, there would be an opportunity to re-engineer the facility and offer a viable alternative that was suitable within the planning consent.

Further risks are outlined in the table below

Risks	Mitigation
Risk that the planning application will be rejected.	<p>Pre-planning process will commence in January 2016. Onside, the developer, will work closely with the Councils planning department to ensure the planning application meets Council policy.</p> <p>If the planning application fails on the site then the Council and OnSide will explore the benefits of other locations within the wards of Colindale and Burnt Oak.</p>

<p>Risk that the Council will invest capital funding into development of the Youth Zone proposal only for the project to fail (due to failure of planning application, failure to meet statutory considerations)</p>	<p>The Council will work in partnership with OnSide to ensure all considerations are taken into account and the project is effectively managed.</p>
<p>Under Section 123 of the Local Government Act 1972 the Council has to dispose of the land for the best consideration reasonably obtainable or obtain the required ministerial consents.</p>	<p>A valuation of the Site, taking into consideration social value, will be undertaken following approval of the preferred site.</p> <p>If ministerial consent is required the Council will clearly outline the social and community benefits of the Youth Zone and go through due process.</p>
<p>The proposed building could be deemed not to meet with the Councils Core Strategy policy (CS7) and Development Management Policy (DM15).</p>	<p>Although there are obviously special considerations in regard to building on public open space, the Youth Zone proposal meets both requirements, as an ancillary to the park and improve the quality of the park (by increasing visiting numbers and enhancing community changing facilities). The Youth Zone will also improve access for young people to sporting activities, improving the health and wellbeing of young people in the local area.</p>
<p>The Council could be at risk of providing state aid to OnSide.</p>	<p>Further investigation will be undertaken to address the issue of state aid. This will include taking advice from HB Public Law and consulting with the department for Business Innovation and Skills.</p> <p>OnSide have previously had to address this concern and found that state aid is not an issue.</p>
<p>Public objections to use of Montrose Playing Fields site</p>	<p>There will be consultation with local residents and ward members throughout the process to ensure the project is explained clearly and that residents and ward members have the chance to ask questions and raise concerns.</p>
<p>Failure to reach agreement on the lease between the London Borough of Barnet and Onside (on behalf of the new charitable organisation which will take the lease once development is complete)</p>	<p>Core principles for the lease have been agreed and there are on-going negotiations between both parties.</p>
<p>Potential under-estimation of capital spend (e.g. £6million)</p>	<p>The Council will verify building figures prior to commencement of the</p>

Key considerations

5.5.□.3 There are a range of considerations which have to be taken into account in regard to the development of a Youth Zone on the site provisionally outlined in Appendix B. These are;

Building on green spaces

5.5.□.4 Montrose Playing Fields is not identified as Metropolitan Open Land in the Core Strategy. However, it is deemed as being public open space and a local park and therefore, any development on the site would be subject to the Core Strategy policy CS7 – Enhancing and protecting Barnet’s Open Space - and Development Management DM15.

5.5.□.5 Policy CS7 seeks to ‘*maximise the benefits that open spaces can deliver and create a greener Barnet we will work with our partners to improve Barnet’s Green Infrastructure*’ and (inter alia) ‘*create a greener Barnet by protecting open spaces...*’ This is the overarching strategic policy and specific considerations are set out in the Development Management policies.

5.5.□.6 Development Management Policy DM15 Green Belt and open spaces states that ‘*Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:*

- a. The development proposal is a small scale ancillary use which supports the use of the open space or*
- b. Equivalent or better quality open space provision can be made.*

5.5.□.7 Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.’

5.5.□.8 It believed that the development of a Youth Zone on the Site would meet the criteria set out above and the proposed Youth Zone would be ancillary which supports the open space use and enhances the quality of the open space. Montrose Playing Field currently has a low number of visitors and the Youth Zone has the potential to increase the numbers visiting the park and increase young peoples. The Site will also provide shared community changing facilities, supporting community groups and teams who use the playing fields on the park.

Colindale Parks Improvement Project

5.5.□.9 The Council has approved regeneration of Montrose Playing Fields as part of the wider Colindale Parks Improvement Project. The Council and OnSide will collaborate to ensure the Youth Zone design will be integrated into the wider design of the park. There will also be consideration to the construction and development of the Site for both projects to minimise disturbance to local residents.

Montrose Playing Field as potential flood plain

5.5.□.10 There is potential that in the future Montrose Playing Field could be required to act as a flood plain for the local area. The Youth Zone will be designed to ensure that it doesn't limit the Council's ability to adapt Montrose Playing Field to a flood alleviation site in the future.

Playing Fields Strategy

5.5.□.11 As the development of the Site will link closely to the Colindale Parks Improvement Project it will link directly to the re-configuration of the playing fields on the site. These changes will form part of the Playing Fields Strategy being finalised in 2016. Moreover, as outlined in Appendix A part of the Youth Zone proposal is to provide shared changing facilities for use by community groups and teams, enhancing the local playing fields.

Burnt Oak Leisure Centre

5.5.□.12 There is potential for duplication of facilities in the local areas which are accessible for 8 – 25 year olds, at the Youth Zone as Burnt Oak Leisure Centre. The Council will work closely with Barnet Youth Zone and Burnt Oak Leisure Centre to ensure that facilities and activities offered across the two sites compliment and do not duplicate each other.

Park events

5.5.□.13 The development of Barnet Youth Zone will have to take into consideration the need for access to the park for park events, including the local funfair and local festivals.

Project Management and Governance

5.5.□.14 Although the Youth Zone will be procured and owned by the new charitable company, OnSide will effectively act as the "developer" and provide a comprehensive project management support service

5.5.□.15 There will be a 'Board of Trustees' established whose initial responsibility will be to deliver the Youth Zone building. The Council's representative of the Board of Trustees will be the Commissioning Director for Children and Young People. Mr Keith Black, who presented to Committee on 7 September 2015 has already been appointed as Chairman of the board of trustees.

5.5.□.16 There will also be a project delivery group established, which will include a project manager from the Council, as well as other council representatives where suitable.

5.5.□.17 The Council's project manager primary role will be to check and challenge OnSide to ensure effective use of Council funding, co-ordinate with

Council delivery units and partners and will manage payment schedule to OnSide.

5.5.□.18 In regard to internal processes the project manager will report into Assets and Capital Board and will escalate any risks or issues. The final route of escalation, should there be significant issues which require member involvement, will be to Assets, Regeneration and Growth Committee.

5.6 Equalities and Diversity

5.6.□.1 The Council and all other organisations exercising public functions on its behalf are required under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between those with a protected characteristic and those without; promote good relations between those with a protected characteristic and those without. Barnet considers the impact of its proposals on the groups identified as protected characteristics in the 2010 Equality Act (Age, disability, ethnicity race and national origins, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief sexual orientation).

5.6.□.2 A key philosophy of OnSide's Youth Zones is that they are accessible to all children and young people between 9 and 18 (up to 25 for people with disabilities). Youth Zones have a typically annual membership fee of £5 and a cost of just 50p per visit, ensuring children and young people are not excluded from using the Youth Zone based on affordability.

5.6.□.3 Barnet's Youth Zone will be designed with inclusion in mind and Barnet's Youth Zone will be fully accessible and go beyond the statutory minimum requirements for accessibility. For example, Youth Zone toilet and/or changing facilities must allow for full assistance, usually achieved by providing a separate assisted changing facility (in accordance with Changing Places guidance) including a bed, tracking hoist, shower and a toilet. As part of the design process, OnSide will welcome input from local disability groups, to ensure that their opinions and expertise are properly considered.

5.6.□.4 Barnet Youth Zone will also offer targeted support for children and young people with disabilities through 'A Level Playing Field' project, projected to support approximately 150 members with disabilities.

5.7 Consultation and Engagement

5.7.□.1 There has already been a range of consultation with children and young people.

- There has been a targeted workshop with 15 young people from Grahame Park to discuss the project and location. Although this is a small number of young people the vast majority felt that the site at Montrose Playing Field was suitable and accessible.

- There was a Youth Convention which involved over 200 young people held on Tuesday 10 November. As part of this convention OnSide's London Ambassadors presented a proposal for Youth Zone to young people who were able to ask questions and find out how to get involved with the project. The Youth convention also involved a range of community groups who work with children and young people, ensuring engagement from an early stage.
- A small group of young people visited Wigan Youth Zone on October 28 to find out more about what a Youth Zone could offer in Barnet.

5.7.□.2 There has been significant engagement with Committee and ward members for Colindale and Burnt Oak, including a project briefing and invitation to visit Wigan Youth Zone.

5.7.□.3 Consultation with local residents will commence following approval as part of the statutory planning process and in relation to any future public advertising so far as may be required of the Council's decision to dispose of the Site or such other proposed preferred site set out in any required public open space notice pursuant to s 123(2A) of the Local Government Act 1972 and to make such determinations in respect of any objections to such notice

5.7.□.4 Consultation and engagement with children and young people will take place as part of the detailed design. As outlined on page 10 of the Youth Zone Business Case (Appendix C) OnSide commit to involving young people in as much of the development of a new Youth Zone as possible.

5.7.□.5 One of the first tasks is to establish a local young people's development group (YPDG) which will involve children and young people in Barnet who will develop the branding and name for the building, as well as feed into the building design and activities which will form part of the Youth Zone.

5.8 Insight

5.8.□.1 Insight data, such as deprivation levels, child poverty and child obesity has been used to help inform the proposal to locate the Youth Zone at Montrose Playing Fields.

6. BACKGROUND PAPERS

Assets, Regeneration and Growth Committee report on 7 September 2015, <http://barnet.moderngov.co.uk/documents/s25570/Youth%20Zone.pdf>.