

Review Committee – 8 September 2009

Minutes of the meeting of the **Review Committee** held on **8 September 2009** when there were present:-

Chairman: Cllr Mrs J R Lumley

Cllr K A Gibbs
Cllr T Livings

Cllr Mrs G A Lucas-Gill

VISITING MEMBER

Cllr Mrs L A Butcher.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M Maddocks, M J Steptoe and J Thomass.

OFFICERS PRESENT

P Warren	-	Chief Executive
J Bourne	-	Head of Community Services
P Gowers	-	Overview & Scrutiny Officer
M Power	-	Committee Administrator

ALSO PRESENT

Anthony McKenna	-	Massive Project
Lyndon Walton	-	Massive Project
Kathy Muncer	-	Massive Project
Kevin Blythe	-	Massive Project
Arthur Hutchins	-	Massive Project

198 MINUTES

The Minutes of the meeting held on 8 July 2009 were approved as a correct record and signed by the Chairman.

199 THE MASSIVE PROJECT

The Committee received a presentation from Anthony McKenna, Chairman of the Massive Project around its aim to provide youth facilities for the young people of Hockley and surrounding area.

In response to questions from Members, the following was noted:-

- In respect of the unit in Eldon Way, where the Project facility would be based, although there may be advantages in having a ground-floor youth facility, the plans had now been finalised in respect of change of use and building control, so it would not now be feasible to change plans. Funding

had been secured for the alterations necessary to use the upstairs property, including lift facilities for the disabled.

- Necessary arrangements, including provision of equipment, were in place for disabled access and egress in the event of a fire. It was noted that it was a legal requirement to have a trained carer for each wheelchair user; the Project would review legal requirements in respect of staffing the facility.
- The business plan and accounts anticipated letting the 3 offices in the Eldon Way premises, although planning permission to change back from leisure to business for the offices was yet to be applied for. The opening of the facility would not be dependent on receiving planning permission for change of use in respect of the offices.
- Hours of use needed to be expanded to encourage a wider community use of the premises but planning permission was currently restricted to use of the facility between 6-11pm each day of the week other than in school holidays. Planning permission would be dependent on agreement by Members.
- It was noted that any future plans covering Hockley town centre and its environs may impact on the project and its plans.
- The proposed opening date of early Autumn was 'aspirational' and, due to fund raising considerations and building time, this date may not now be achievable. It was anticipated that building works should be completed within an 8-week timeframe.
- Although much of the funding is time-bounded, the Project liaises closely with funders when implementation dates change in order to negotiate an extension. A recent meeting was held with stakeholders to provide them with information regarding the current situation. The Project team is confident that all of the funding currently shown in the business plan is safe and, in respect of the Community Initiatives Funding (CIF), an extension to 2010 has been agreed.
- It could be argued that the Project started when the architect was commissioned and planning permission applied for.
- The Project would continue to work with the Warehouse project in Rayleigh as a way of seeking advice and gaining relevant expertise.
- The £152,000 estimated set-up cost includes the decoration of the offices prior to letting. The project team stated that £100,000 would be sufficient for the project to open. On-going operational costs (estimated at £60,000 per annum, which included £18,000 rent on the premises in Eldon Way) would be met from rental revenue from the 3 offices, funding from charitable sources, income from letting the facilities to other community

groups and entrance fees from the youths using the facilities (although this naturally would be minimal). The Project team believed that this level of income was achievable.

- The Massive Project was given contact details for the Council's Leisure and Cultural Services Manager, who would be the appropriate key contact for the project. She has undertaken a lot of work with various local organisations and would be able to advise on potential sources of external funding. The Council subscribes to 'Grant Finder', a comprehensive grants database.
- The Massive Project could consider itself as supported by local government; for example CIF funding is via Essex County Council (ECC). The County Council also has youth funding available throughout the year, which could provide useful income for the project. Rochford District Council would be unlikely to be able to provide revenue funding.
- Key issues around planning needed to be addressed if they are crucial to the Project's revenue stream, as revenue funding is often more difficult to obtain. Planning permissions in respect of revenue items should really be in place before money is spent on capital items.
- The importance of providing a good quality service for young people, with qualified youth workers and a focus on diversity, was emphasised. Members of the project team had attended diversity training. More information could be gathered via organisations such as the Essex Youth Service, Connections, and VInspired. The Portfolio Holder for Young Persons, Adult Services, Community Care and Well-Being, Health and Community Safety agreed to contact the Integrated Youth Services Manager (Castle Point and Rochford) for ECC.
- Links had been established with the school council at Greensward Academy. The Massive Project had run workshops on running a project with the school pupils, assigning the young people roles and tasks within the project structure. Further workshops were anticipated to encourage extended learning. When the building project is underway, the builder will engage with Greensward to involve students from the school in the building work. Other secondary schools had been contacted, as the facility would be open to young people in all areas. However, it was appreciated that other areas had youth facilities in place already. The Project is also working with local primary schools to establish links with younger children.
- It was anticipated that parents and youth groups (including students) would become volunteers within the Project and the young people in the project would be involved in decision-making.

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- Principles surrounding the Great Wakering teen café would be adopted by the Massive Project with appropriate facilities available to encourage a range of age groups.
- It was anticipated that when the project was more fully established, stronger links would be established with groups such as the TASCC team and the local Youth Service and Youth Council.
- Surveys undertaken by the District Council often indicated a strong perception by residents of a need for the provision of youth facilities across the District. Some good youth facilities existed in the District. Although youth provision in local government comes primarily under ECC, the District Council is involved through its leisure provision and community safety.
- Other potential avenue for funding may be via the Parish Councils.
- The Project team thanked the Committee for a productive evening. The Committee invited the Massive project team to attend another of its meetings at a later date.

The meeting closed at 9:07 pm.

Chairman

Date

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