

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF ENVIRONMENT COMMITTEE ON 14 July 2022

SUBJECT: Keystone Youth Centre Update

REPORT AUTHOR: Joe Russell-Wells

DATE: July 2022

EXTN: 01903 737914

AREA: NEIGHBOURHOODS GROUP, SERVICES DIRECTORATE

EXECUTIVE SUMMARY:

The Keystone Centre is a long-established centre for a range of youth provision services situated in the deprived ward of Wick Littlehampton. Approval was provided by the Arun District Council (ADC) Cabinet in November 2018 to provide funding and make land available via a lease to Littlehampton Town Council to replace the existing run-down facility at an adjacent area of land. Improvements also include the outdoor facilities that will accompany the new community building.

This report provides an update, next steps, and program for the delivery of these facilities.

RECOMMENDATIONS:

This report is for information only and will not be presented to committees. This report will be taken as read only and questions will be taken at the meeting.

1. BACKGROUND:

- 1.1 The existing Keystone Centre is situated on Arun District Council land and leased to Keystone Centre Management Committee (KCMC) who undertake a range of youth provision services. This facility is in generally poor condition but is a valued facility in the deprived ward of Wick, Littlehampton.
- 1.2 Littlehampton Town Council (LTC) secured Locality funding from central Government and established a business plan to improve youth facilities in Wick, which is widely recognised as one of the most deprived Wards in the District.
- 1.3 The work formed the basis of discussions LTC had with community groups and ADC to identify proposals for a youth enterprise hub. The hub envisages the creation of multiuse youth facilities which can also provide opportunities for young people to a centre where there can be access to training and employment opportunities in

addition to a drop-in centre, café and community space for other activities.

1.4 LTC included the improvement of these facilities within their Neighbourhood Plan, and in May 2018 their Full Council approved a project proposal which would follow ADC approvals for this project.

1.5 In November 2018 ADC's Cabinet approved a report which had set out how this project meets its own objectives within its corporate plan and Vision 2020. The recommendations within the report in brief are as follows:

- Agree to provide land in ADC ownership for the replacement of the existing Keystone Centre and for this to be via a lease for the footprint of the building.
- Work with the Town Council to develop a project brief for the facility.
- Provide a sum of £250,000 towards the project.

The reports also referred to ensuring the existing facility would continue to remain operational during the construction of a new facility, and that demolition of the existing facility would form part of the project.

1.6 In November 2020 Cabinet in addition approved the transfer of S106 funding for the facility which was provided from the Kingley Gate development.

1.7 The site on which the new facility was proposed is public open space (POS). Under the ADC Local Plan POS is protected against development in order that it remains available for the public amenity. However, there are exceptions which the project had to meet in order provide the facility and to mitigate for the loss of POS.

1.8 Proposals alongside the development of a new centre therefore are planned to improve and upgrade the existing site and mitigate for the loss of POS. These include provision of a range of other facilities including a new play area, a Multi-use games area (MUGA), to retained existing BMX track together with other landscape works to improve the overall quality and provision of greenspace for the public to use.

2. Project development

2.1 A consultation was held by LTC in February/March 2019 to seek views on the provision of both the youth facility and the outdoor provision. The proposals were widely supported by stakeholders and the community.

2.2 A brief was developed and Architects HDA (Helyer Davies Architects) were appointed to develop RIBA (Royal Institute of British Architects) Stages 1 & 2 of the proposal for the facility. This was approved by LTC Full Council in June 2020.

2.3 A full consultant team were appointed by LTC to further develop the design and project manage the scheme taking this through all the RIBA stages, including planning approval to the completed facility.

2.4 A further consultation was held as part of the planning submission in Nov 2021. The consultation provided wide support for the proposals.

3. Planning submission

3.1 A full planning application was submitted to ADC in Nov 2021 – ref LU/338/21/PL. The full details can be found on the ADC website. The following plans/drawings can be found at Appendix 1 which provide an illustration of the facilities:

- Site location

- Elevations, floor and roof plan
- 3D of main entrance
- Landscape strategy masterplan

3.2 Planning permission was granted conditionally on 18 February 2022.

4. Outdoor works/masterplan

4.1 As referred above (Items 1.7 & 1.8) the overall project includes work to the outdoor open space areas. The consultants appointed by LTC developed proposals with ADC Officers over the design of the space to address the open space needs and mitigation for the development on the greenspace.

4.2 This resulted in a Landscape strategy masterplan which is illustrated in Appendix 1. This formed part of the planning permission and is a condition of the approval.

4.3 The masterplan includes the delivery of a renewed play area, a fenced MUGA and landscaping across the open space delivering landscape and biodiversity improvements to the greenspace. The play area and MUGA will be funded by ADC through S106 and CIL funding.

4.4 The outdoor works are planned to be delivered in tandem with the development of the new youth facility.

5. Next steps and programme

5.1 A deed of agreement has been signed between ADC and LTC setting out the funding to be provided to LTC by ADC for the project. The total project budget is in the region of £1.5m.

5.2 A draft lease is being drawn up to assign the footprint of the future building to LTC. The lease is due to run for 50 years. The remainder of the site will continue to be managed and maintained by ADC.

5.3 LTC's project management consultants are managing the tendering of the project on LTC's behalf. The closing date for receipt of tenders was Monday 13th June 2022. The bids are currently being evaluated and it is envisaged that, subject to the outcome of this evaluation, a contractor will be appointed in July.

5.4 After a period of mobilisation the works are due to commence on site in the autumn 2022 and completion due in the summer 2023.

5.5 The existing youth facility is to be retained and kept running until the new building is complete. Once complete the demolition of the old building will form part of the project.

6. PROPOSAL(S):

This report is for information only

7. OPTIONS:

Not applicable

8. CONSULTATION:		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	✓	
Relevant District Ward Councillors	✓	
Other groups/persons (please specify) Consultation with stakeholders and the community as set out in the report	✓	
9. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 10below)	YES	NO
Financial	✓	
Legal & Procurement	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability		✓
Asset Management/Property/Land	✓	
Technology		✓
Other (please explain)		
10. IMPLICATIONS:		
<p>Financial: A deed of agreement has been signed by both parties. Outdoor facilities such as the play area and MUGA are due to be funded by S106 and CIL.</p> <p>Legal: Deed of agreement and the lease to LTC</p> <p>Asset Management/Property/Land: Lease with LTC</p>		

<p>11. REASON FOR THE DECISION: Not applicable</p>

<p>12. BACKGROUND PAPERS: INSERT LINKS TO BACKGROUND PAPERS HERE</p> <ol style="list-style-type: none"> 1. Cabinet November 2018 - KEYSTONE YOUTH FACILITY FUTURE PROVISION AT ELDON WAY WICK LITTLEHAMPTON 2. Cabinet November 2020 - KINGLEY GATE DEVELOPMENT, LITTLEHAMPTON - COMMUNITY FACILITIES AND S106 FUNDING

3. [Planning application LU/338/21/PL](#) (input reference: LU/338/21/PL)

Appendix 1

Plans illustrating the new Keystone Youth Facility:

- Location Plan
- 3D main entrance
- Floor and roof plans
- Landscape strategy masterplan