

WANDSWORTH BOROUGH COUNCILEDUCATION AND CHILDREN SERVICES OVERVIEW AND SCRUTINY COMMITTEE –  
20TH SEPTEMBER 2018EXECUTIVE – 8TH OCTOBER 2018Joint Report of the Director of Children's Services and the Director of Housing and  
Regeneration on Alton Redevelopment, SW15 (Roehampton and Putney Heath)  
Provisions for Young People in RoehamptonSUMMARY

The statutory duty underpinning the provision of youth services is set out in Section 507B of the Education Act 1996 (as amended by section 6 of the Education and Inspections Act 2006). The provision places a duty on local authorities to secure sufficient services and activities for 13 to 19-year-olds and young people under 24 with learning difficulties.

By providing the youth work services, the local authority also addresses its duty, under paragraph 7(b) of Schedule 2 of the Children Act 1989, to take reasonable steps designed to encourage children and young people within the area not to commit offences.

In January 2017, the Executive (Paper No. 17-6) approved the appointment of Redrow Homes as the preferred bidder for the Alton Estate Regeneration Project following a comprehensive Official Journal of the European Union procurement exercise. Since selection, Redrow and their design team have been working up a comprehensive planning application for the area that builds on the original Masterplan.

As part of the Alton Estate regeneration, it is proposed that a significant youth space, rehousing the Base and the core activities of Roehampton Youth Club will be re-provided together with other community facilities – including an enhanced library space, new community hall and a doctor's surgery - in a new multi-purpose civic building currently known as Block A adjacent to a new village green.

This is largely on the site of the existing site of Roehampton Youth Club and the Housing Office, appendix B shows Block A's location in the context of the current masterplan.

The proposed new facility, Block A, will provide facilities for young people that are more accessible and better quality than those within the Base and the Roehampton Youth Club.

The approaches set out in the paper to re-provide facilities within an integrated community building alongside increasing access to the offer for children and young people across a range of settings such as the existing sports centre respond directly to young people's feedback from the consultation undertaken between 2015-2017 that they would like:-

- a) access to safe and inclusive environments;

- b) opportunities to interact positively with other children and young people of different ages and backgrounds;

The regeneration proposals give us an opportunity to create an integrated community provision that re-provides community space for children and young people in the context of an overall strategy to provide for them in the area which will include:-

- a) re-design of the open space at the Alton Activity Centre to provide a multi-use games area and updated play structures for all ages building on what works in other areas of the Borough for example Kimber Skate Park;
- b) engagement of children and young people in the existing leisure offer with additional offers designed for them
- c) outreach via a mobile provision;
- d) access to good quality, modern and inspiring resources.

Young people currently attending the Base and Roehampton Youth Club are positive about the proposed plans for both the interim measures, the proposal for Block A, the enhancement of Alton Activity Centre and access to the leisure centre. Further consultation with young people about the facilities to be provided at Alton Activity Centre, taking place in September 2018, will be considered within developmental plans.

The new service model will commence from October 2018, in advance of the anticipated demolition date for the existing Youth Club in mid-2019, allowing the new provision to be established and a managed transition for children and young people to the interim arrangements facilitated by retaining the Base in Danebury Avenue until the completion of Block A. This will provide continuity and a central point for young people to come together and play an active role in shaping the future of their estate.

Consideration is being given to future options for Dilton Gardens and a wider package of improvements to other existing outdoor sports facilities.

## **GLOSSARY**

ICT	Information and communication technology
SEND	Special Educational Needs and Disabilities

## **RECOMMENDATIONS**

1. The Education and Children's Services Overview and Scrutiny Committee are asked to support the recommendations in paragraph 3, below.
2. If the Overview and Scrutiny Committee approve any views, comments or recommendations on the report, these will be submitted to the Executive for their consideration.
3. The Executive is asked to:
  - (a) agree the proposed approach to provisions for young people in Roehampton in the context of the Alton Regeneration;

- (b) note the positive outcome of the consultation that has been undertaken with service users and other young people;
- (c) note that the proposal will require some capital expenditure but that if agreed the expenditure of £1.85 million approved in the Housing Revenue Account Capital Programme for the re-provision of community facilities at Dilton Gardens will no longer be required. The cost of the capital required to make these proposals work is being developed but is expected to be far less than £1.85 million; and
- (d) note that the current annual General Fund revenue budget for these services of £293,900 per annum and that the amended proposals of the re-provided community facilities of Block A, the Alton Activity Centre Site and the Mobile Youth Provision can be delivered within the available resources.

## **BACKGROUND**

- 4. The Council is delivering significant improvements to the Alton Estate as part of the Council's overarching approach to raising aspirations. The Council approved the Alton Area Masterplan in October 2014 (Paper No. 14-447) which set out a vision for how the area would change. This was finalised following a comprehensive masterplanning process which included two periods of extensive consultation with residents and stakeholders. This identified that many of the community facilities across the estate, including youth facilities, are now outdated and not easily accessible for local residents. A key objective was to deliver new youth and community facilities within a revitalised Danebury Centre.
- 5. The principles of the masterplan were incorporated into a Supplementary Planning Document (SPD) in October 2015 which set out objectives for the area to focus on where intervention is most needed and set out the objective to improve the quality of the community facilities and the potential for up to 5,500 sqm of replacement community facilities.
- 6. In January 2017, the Executive (Paper No. 17-6) approved the appointment of Redrow Homes as the preferred bidder for the Alton Estate Regeneration Project following a comprehensive Official Journal of the European Union procurement exercise. Since selection, Redrow and their design team have been working up a comprehensive planning application for the area that builds on the original Masterplan and agreed objectives.
- 7. As part of the Alton Estate regeneration, it is proposed that a significant youth space, rehousing the Base and the majority of activities taking place at the Roehampton Youth Club will be re-provided together with other community facilities – including an enhanced library space, new community hall and a doctor's surgery - in a new multi-purpose civic building currently known as Block A adjacent to a new village green. This is largely on the site of the existing site of Roehampton Youth Club and the Housing Office and a plan at appendix B shows Block A's location in the context of the current masterplan.

**PROVISIONS FOR YOUNG PEOPLE IN ROEHAMPTON**

8. Youth provision in Roehampton is currently provided from two facilities on the Alton Estate – the Base at 33-35 Danebury Avenue and the Roehampton Youth Club at 36 Holybourne Avenue. This is directly delivered by Wandsworth Borough Council. The location of both properties is shown on the plan attached at appendix A. In addition provision is offered by Regenerate.
9. These facilities operate as one Bigger Brighter Centre for the locality. Both the Base and the Roehampton Youth Club now work with children and young people who fall within the age range of 11 to 19 years old and 25 years old for young adults with Special Educational Needs and Disabilities (SEND), following agreement of our strategy for early help, THRIVE Wandsworth.
10. The Base is open Monday to Friday, from 1pm to 9pm and operates out of what were two retail units on Danebury Avenue. It is a multi-function facility offering young people formal and informal learning, information, advice and guidance on education, employment, health and other issues which impact on their lives. The centre is an ICT base, offering free internet access, use of computers and other ICT equipment. The centre runs courses for groups such as mathematics, English, tutoring, job hunting workshops and photography. The centre is also the office base for the locality’s Connexions and WorkMatch teams.
11. The Roehampton Youth Club’s core operating times are Monday to Friday 6pm to 9pm providing young people with formal and informal learning opportunities. The centre’s facilities include a sports hall, with a mirrored wall for dance sessions, a music studio, a teaching kitchen, a gym, a club room and a multi-use games area which is floodlit.
12. An overview of the offer and how it will be re-provided is set out in table 1 below.

**Table 1: Delivery of youth provision overview**

Activity	Existing (present to October 2018)	Interim (October 2018 to 2021)	Proposed (2021/22 onwards)
Training, advice, ICT, cooking, art	The Base	The Base	New building in Block A
Sports hall, club room, dance	Alton Youth Club	Roehampton Sports Centre	New building/ Roehampton Sports Centre/
Multi-use Games Area	Alton Youth Club	Use of Roehampton Sports Centre and Sports Hall and Alton Activity Centre once complete	Alton Activity Centre and use of Roehampton Sports Centre Sports Hall
Mobile Provision	Not currently in place	Various locations on the estate	Various locations on the estate

13. Overall attendance for both centres for 2017/18 was 4,080. 356 individual young people attended both centres and of these 174 were classed as regular attenders (attending more than 5 sessions). 84.5% of regular attendees live within the Roehampton and Putney locality.
14. The new approach to youth provision is a change from the previous assumption that all the activities provided at Roehampton Youth Club be re-provided at Dilton Gardens. It is not considered appropriate to re-provide youth provision for young people at Dilton Gardens, a former youth facility as it is in a less accessible and non-neutral part of the estate, without proximity to transport links.
15. Focusing all the building based youth provision within Block A is considered to be a preferred option because:
- a) it is consistent with the objective to focus new youth and community facilities within a revitalised Danebury Centre contained within the Alton Area Masterplan approved in October 2014 (Paper No. 14-447) which was finalised following a comprehensive masterplanning process which included two periods of extensive consultation with residents and stakeholders including children and young people;
  - b) it responds directly to the feedback of young people set out in Paper No. 18-42, presented to the Executive in February 2018, when approval was given for the Council's strategy for early help, THRIVE Wandsworth;
  - c) it is in a neutral location that allows young people access without going into areas that can be considered as the geographical territory of others;
  - d) focusing new facilities within the new development is critical for ensuring that young people from the entire estate are able to access youth provision;
  - e) it has good proximity to the main areas where shops and other community facilities are located and to the bus stops which provide accessible transport for young people living in Alton West, Alton East and surrounding areas;
  - f) it is walking distance from the main transport hub of Danebury Avenue;
  - g) it delivers high levels of visibility and footfall, both important factors in safeguarding children and young people;
  - h) it minimises the environmental factors that provide opportunities for bullying, harmful sexual behavior and exploitation;
  - i) the space will have the added benefits of direct access to both the library and a flexible community hall which will enable a range of shared service delivery options to be explored;
  - j) it will give a larger space than currently available at the Base (being c. 300m<sup>2</sup>) which will be well designed to maximise use;
  - k) the provision of flexible space allows the accommodation of a number of facilities and activities at different times of the day that can be adapted to reflect seasonal variation and demand;

- l) the majority of the indoor offer previously available at Roehampton Youth Club and the Base will be re-provided as part of an integrated offer, facilitating young people's choice and increasing the ability of staff to be flexible and responsive.

16. Facilities to be hosted in the new building, Block A, will include:-

- a) a small kitchenette for small scale cooking sessions;
- b) a flexible multi media room incorporating music studio, film and moving image facilities;
- c) an informal space for socialising, relaxing and engaging with peers;
- d) space for group work and home work;
- e) a community hall for larger scale activities such as dance, drama, performance and physical activities; and
- f) accessible facilities

17. Indoor space for activities such as 5 aside and basketball will be available at the Roehampton Leisure Centre as this is not deliverable within Block A. This will locate these activities within the hub of the local area, help maximise the local benefit of this facility and facilitate young people developing a positive relationship with the centre that they can maintain throughout their lifetime.

18. Proceeding with the proposals in this paper will mean that there is no longer a requirement for the Housing Revenue Account (HRA) capital budget of £1.85m to bring the Dilton Gardens building back into use as a replacement for the Roehampton Youth Club.

### **PROVISIONS FOR YOUNG PEOPLE IN ROEHAMPTON DURING THE CONSTRUCTION PHASE**

19. While Block A is being constructed, it is proposed to locate the majority of activity and provision for children and young people at the Base, this will be complemented by outreach activity in other established community settings in the local area.

20. There is a stable staff team consisting of 11 part time youth workers, two full time youth workers, a youth worker in charge and a senior worker. The senior worker has been in post since July 2014 and young people have trusted relationships with these staff.

21. To encourage engagement, it is proposed that a mobile provision is deployed in some of the more remote parts of the estate, to raise awareness of the plans and support as wide a range of young people engaging in the changes as possible, helping to build trusted relationships with the youth team.

22. The proposed mobile provision will be in the shape of a youth activity van/minibus with a flexible space within it housing ICT, multi-media, mini studio, equipment with which to provide outreach activity such as sports. It will be staffed, where possible, by the workers currently based at the Roehampton Youth Club.

23. The mobile facility will widen the reach of the service and facilitate young people's use of other facilities, services and resources that are located in and around estates, e.g. Richmond Park, the sports pens at Dilton Gardens, Wanborough Drive and Putney Vale, SW15 (Roehampton and Putney Heath) and the swimming pool at Putney Leisure Centre, SW15 (West Putney). This will require capital investment in the region of £45,000 - £75,000 depending on the size and specification of the relevant vehicle. Post re-location to Block A this facility will continue to provide outreach to more remote areas of Roehampton.
24. The Alton Activity Centre building and play space is well positioned (as shown on the plan at appendix B) and investment via the regeneration scheme is planned to provide a multi-use games area as well as a dynamic all age play space that will increase footfall and engagement with the space by improving facilities and designing them so that they are accessible to children and young people on an open access basis. This means that children and young people will have increased access to the facilities there.
25. Former staff of the Base and Roehampton Youth Club will become a single team providing for the area, this will allow them to have increased flexibility in responding to local need working in collaboration with statutory, voluntary and private sector partners.

## **CONSULTATION**

26. The proposed approach has been subject to consultation with the users of Roehampton Youth Club and the Base. The proposals were received well by young people who are excited by the new space and facilities proposed in Block A, increased access to leisure facilities and the improved play spaces.
27. A consultation event was held at the Base on the 14th June 2018, the session was attended by 12 boys and 20 girls people who attend the Base, Roehampton Youth Club, or both.
28. Both boys and girls wanted proposals to increase the access to other community resources and facilities forward. The proposals to create more access to the sports centres sports hall was really popular, the boys thought this would be a great offer to have in place particularly as nights grow darker in the autumn and winter months. They want regular access, preferably afterschool until around 6:30pm.
29. Access to table tennis facilities and a pool table was also a preference for boys in the group.
30. Some of the girls who attend the youth club didn't feel the leisure centre was somewhere they would attend. The consultation session provided an opportunity for youth workers to explore this and identify solutions. Children's Services and staff at the leisure centre are working together to improve girls engagement including offering a new girls only fitness session. The senior youth worker will be leading on the ongoing engagement with the leisure centre regarding provision and what is required to enable the girls to feel more comfortable and confident accessing the centre.
31. The proposals for Block A include the offer of space to be able to relax, unwind, spend time with friends and talk to other young people and staff most of the young people

attending the session felt that this was an important feature of current provision that should be included in the new facilities within Block A.

32. Re-providing the cooking facilities was also popular with all the attendees, both as an activity that supports the development of independent living skills and to allow access to healthy food and snacks during sessions for young people at Block A.
33. There were some concerns about the size of the proposed multi-use games area on the Alton Activity Centre. Specifications are being developed and these will meet the requirements of Sports England in relation to multi-use games areas, in addition design development will have of key focus on maximising accessibility and usage.
34. Young people are engaged in shaping the offer and the spaces that will be available for them, future generations of children and young people and the wider community. To recognise and facilitate this we will be recruiting up to 10 Roehampton Regeneration Young Advisors who will be supported to facilitate the engagement of children and young people in the development of Block A, Alton Activity Centre, spaces for children and young people and the offer for children and young people to engage in positive activities, build trusted relationships and widen their horizons.

#### **EQUALITIES IMPACT NEEDS ASSESSMENT**

35. Children and young people from black, minority and ethnic communities are over represented in the service user group which means that they will be impacted more by the changes, including the opportunities and benefits provided by the new provision.
36. Concerns were raised by girls regarding the interim provision and the extent to which they felt welcome at the leisure centre. This has already been addressed with the centre by the Senior Youth Worker and to support girls engagement, a girls only fitness session will be on offer.
37. The equalities impact needs assessment is attached as appendix c.

#### **COMMENTS OF THE HEAD OF LEGAL SERVICES (SOUTH LONDON LEGAL PARTNERSHIP)**

38. There is no statutory duty to consult on these proposals. Council officers consider that the decision relating to the delivery of the youth service as set out in this report warrants a reasonable approach to consult affected residents of the Borough under the Council's general duty to act fairly.
39. The decision to build a new facility is part of the of the agreed regeneration objectives.

#### **COMMENTS OF THE DIRECTOR OF RESOURCES**

40. The Director of Resources comments that the proposals within this report are expected to be contained within existing revenue budgets. This is still to be verified, as no costing exercise has been undertaken to date. Any proposals would need to be considered alongside the current financial projections and pressures facing the Children's Services Directorate.



41. The current annual General Fund revenue budget for these services is £293,900 per annum (£130,800 for Roehampton Youth Club and £163,100 for Roehampton Base), the amended proposals of the re-provided community facilities of Block A, the Alton Activity Centre Site and the Mobile Youth Provision can be delivered within the available resources.
42. There is currently £1.85 million approved in the Housing Revenue Account Capital Programme (HRACP) for the re-provision of community facilities at Dilton Gardens which is considered part of the Alton regeneration scheme and forms part of the wider financial feasibility for the entire scheme. If following consultation this facility is no longer required, approval to amend and potentially remove the budgets will be requested at the appropriate time.

## CONCLUSION

43. Subject to consultation with users, this new model of delivery has the scope to improve youth services in the area by reducing reliance on a traditional youth club building by maximising on the regeneration and plans to deliver a new community space, the existing leisure facilities in the area and providing activities from a range of settings to proactively engage with a broader range of young people in line with our strategy for early help THRIVE Wandsworth.

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### **Background Papers**

No background papers were used in the preparation of this report.

All reports to the Overview and Scrutiny Committees, regulatory and other Committees, the Executive and the full Council can be viewed on the Council's website ([www.wandsworth.gov.uk/moderngov](http://www.wandsworth.gov.uk/moderngov)) unless the report was published before May 2001, in which case the Democratic Services Manager (Ms. R. Williamson on 020 8871 7857 or [rachel.williamson@richmondandwandsworth.gov.uk](mailto:rachel.williamson@richmondandwandsworth.gov.uk)) can supply it if required.

*(Appendix A – Roehampton YC Base and Dilton Gardens Location)*  
*(Appendix B - Alton Regeneration Masterplan)*  
*(Appendix C – Equalities Impact and Needs Assessment)*