

Appendix 1 - Strategic Case and Benefits Economic Costs and Benefits

Discounted Cashflows in line with HM Treasury have been produced to identify the Present Value of Costs and Benefits. These showed that over 30 years, the Present Value of Costs for the Youth Zone Project comes to £16.063 million.

Name	Present Value of Costs
Capital Costs	£ 8,909,523
Revenue Costs	£ 7,153,683
Present Value of Costs over 30 years	£ 16,063,206

Using the same methodology, the Present Value of Benefits for the Youth Zone Project comes to £30.566 million.

Name	Present Value of Benefits
Annual Membership	£ 16,100,247
Marginal External Costs & Indirect Tax Savings	£ 6,764,464
Marginal External Congestion Costs Savings	£ 3,451,403
Value of Time for Non-Work Purposes	£ 2,984,800
Improvements to Pedestrian Environment	£ 615,054
Time Saved Commuting	£ 325,984
Visitor spend based on new visitors	£ 322,814
Benefit of Cycle Facilities	£ 960
Present Value of Costs over 30 years	£ 30,565,726

Existing Arrangements

On a national level, general demand for youth services has been highlighted by YMCA's 'Out of Service' report¹ which highlighted that over 4,500 youth work jobs had been lost and more than 760 youth centres have closed because of decade-long budget cuts for youth services totalling almost £1 billion in England and Wales since 2010. These cuts represent real terms decline of 70%. Seen as an essential service in the pandemic, the report raises concerns that 1 in 4 youth centres may be forced to close. Emergency funding has been utilised to save some youth charities and community groups, but there is no strategy or long-term investment for their survival. The picture is equally distressing for youth services delivered or funded by local authorities.

The report also identifies that it is the statutory duty for local authorities to provide sufficient services for young people. It concluded that weak guidance and legislation has resulted in budget cuts for the provision of youth services. As such, for every £16 cut from local authority services, £1 of that has come from budget allocations for youth services.

Currently youth service provision is operated with a limited programme from facilities with Brennan Road. This includes a youth club operating on the weekday evenings, providing a limited activity programme due budgetary and staffing constraints. It is proposed that when the Thurrock Youth Zone is operational, it will provide much

needed facilities for young people not only in Tilbury Town but the rest of the Borough. Recent outreach work undertaken by Onside on the potential take up with Corringham and Stanford schools illustrated that there was significant demand outside of the immediate Tilbury Town areas for the facility. In a questionnaire survey return from 450 of pupils 67% stated that they would be willing to travel to a Youth Zone in Tilbury, which at such a distance is very positive.

For reference in the Onside Survey taken in Q1 2021 of 1,000 young people found:

- 74% of those outside Tilbury said they could come to a Youth Zone in Tilbury
- 84% of those inside Tilbury said they could come to a Youth Zone in Tilbury

A report by the National Youth Sector Census in 2021 identifies that that youth provision is place-based and local with operations focussed on, and delivered within, a community or neighbourhood. It also identifies a large disparity in the amount and type of provision available to young people dependent on where they live. It highlights that there is twice as much provision in the most affluent areas as opposed to the most deprived areas. There are twice as many buildings purpose-built for, or dedicated towards, young people in affluent areas.

Reflecting the position at a national level, at a local level, there is a significant lack of youth facilities in Tilbury. Whilst there is a very limited provision of services, these are not easily accessible for all and offer limited operating hours which have been further compounded and eroded by the Pandemic.

Thurrock also has a growing population – predicted to rise by approximately 10% every decade. Over the last 7 years Thurrock has continued to see an increase in the primary population. The 2015/16 birth data is still the highest Thurrock has had at 2,505 with the two years either side of that just fractionally below the 2,500 and the current Year 3 is the highest cohort Thurrock has had at 2,545. The last three years average of birth data is 2,470. After reaching a peak of 2,505 births in 2015/16 Thurrock is now seeing a slight decline. The primary cohort average is now 2,456 per year group, two new Secondary Free Schools should ease the pressure on secondary places as the primary cohort moves through. Thurrock is also getting a new Special Free School.

Primary age 4-11 yrs	2023	2024
Tilbury	3948	4011
30%Corringham+Stanford	821	841
50% Grays	3580	3574
	8349	8427
Age 8-10	3578	3611
Secondary 11-16		
Central 60%	3193	3205
30% East	1054	1068
New schools x 2 @50%	360	480
Special schools @30%	115	115
Total	4723	4869
17-19		
6th forms @30%	223	223
FE college @30%	750	750
	973	973
Total 8-19	9,275	9,454

The Youth Zone and will respond to the current local Thurrock context in the following ways:

- **Deprivation:** Tilbury incorporates some of the most deprived wards; the ability to support the area's young people to access positive things to do in their community will not only improve their health and wellbeing and drive aspirations for adulthood but also support community cohesion and a vibrant locality.
- **Educational Attainment:** Qualification, attainment and skill levels are holding back some residents and are a barrier to Tilbury's sustainable economic growth.
- **Health Externalities:** Thurrock ranks 12th of 144 local authority areas in England on the health deprivation index. The lack of youth services presents negative health externalities for the young people of Tilbury which can be deemed as a market.
- **COVID-19:** Recent research suggests young people have been disproportionately impacted by the COVID-19 pandemic. The new Youth Zone will support the delivery of skills through raising the aspirations of young people, building their confidence.

Benefits Realisation

The key economic benefits to be derived from the preferred option for the Youth Zone Project will be:

- 4,500 paying members within the first year Those who pay the annual membership fee. This number is usually highest in the first year (e.g., 4,500 or more) as lots of young people visit the centre to try it out
- 3,500 'Annual paying members. Numbers stabilise in the second year onwards as young people renew their memberships; some leave and new joiners come. Our experience is some children do not attend even though their parents have paid the fee, especially when it first opens, so this is sometimes larger than the 'Active members'
- 2,000 'Active Members over 12 months. These are unique members who have attended at least once over the last 12 months
- 800 'Visits per week' which is number of attendances per week, some of which may be the same members attended multiple times per week. Can also refer to 100-250 visits per day
- 665 'Regular weekly engagement members. This is unique individuals attending on a weekly basis defined as at least ten attendances over 90 days and at least two per month. This allows for occasional absences due to holidays, sickness, or other activities. This is the figure other TF Green Book studies have used for calculating economic proxy benefits such as 'attendance at youth clubs' of 'increase in self-confidence.' It is based on our CRM showing on average across existing Youth Zones that 19% of members attend on a weekly basis x the annual paying membership estimated to be 3,500 for Thurrock Youth Zone
- Fifty volunteers
- Thirty full-time equivalent staff which is likely to be sixty-five individual employees as most youth workers work part-time

Other key delivery performance minimum thresholds are (as per Network Agreement Excellence Framework attached):

- Open at least 40hrs per week out of school hours, 7 days per week, 52 weeks per year
- Charge no more than 50p per session, £5 annual membership and £1 for a hot nutritious meal.
- 85% satisfaction rate with offer

All the output targets are based on current and historical records from our bespoke Salesforce CRM database which is used by all Youth Zones and from which we can gather live data based on a data-sharing agreement.

There will also be a range of non-monetised benefits for the Tilbury Town Centre area, including social and environmental benefits, in addition to the economic benefits. These are all summarised in the table below:

Towns Fund investment theme	Key benefits	Wider social and economic benefits	Comments
Urban regeneration, planning and land use	<ul style="list-style-type: none"> • Land value uplift 	<ul style="list-style-type: none"> • Increases in local employment and GVA Community cohesion. • Increase in rental/property values. • Health benefits from the use of new public spaces and a rebalancing of the area away from a vehicle-dominated environment. • Social benefits 	<ul style="list-style-type: none"> • Enhanced town centre experience that prioritises the health, safety, and mobility of pedestrians. • Improved connectivity, safety, and security within the town centre. • Opportunities to create more outdoor seating areas.
Arts, culture, and heritage	<ul style="list-style-type: none"> • Increased retail revenue from increased footfall • Amenity benefits 	<ul style="list-style-type: none"> • Social benefits from easier accessibility to public areas that are more visible and easier for residents/visitors to access. • Increases in local employment and GVA Community cohesion 	<ul style="list-style-type: none"> • New avenues for public spaces and increased opportunities for residents / businesses. • Opportunity for an increased number of events and entertainment in the town centre going forward. • A greater sense of identity and cohesion within the town centre.

Towns Fund investment theme	Key benefits	Wider social and economic benefits	Comments
Enterprise infrastructure	<ul style="list-style-type: none"> Land value uplift 	<ul style="list-style-type: none"> Increased employment and income Attraction of more businesses in the long term 	<ul style="list-style-type: none"> Enhanced townscape that is more attractive and more accessible to residents, businesses, and visitors, fostering increased opportunities for business investment in the area.

Business Needs - Current and Future

The Youth Zone responds to the stakeholder engagement and sets out a clear ambition to support Tilbury's large and growing youth population through the delivery of a dedicated facility.

A preferred site has been identified for the Youth Zone on Anchor Fields ensuring it is easily accessible to everyone. The Council is committed to improve this park as a mitigation of building on it. It will provide much needed recreational space to a high standard, to enable formal/informal recreation and help improve health and wellbeing.

The Board have visited exemplar facilities and recognise the benefits of developing a high quality, integrated youth offer that delivers a range of services under one roof. The facility will not only accommodate space for recreational, sporting, and creative activities, but will provide skills, enterprise, and employability programmes to ensure that Tilbury's youth can achieve their full potential and access the economic opportunities that are being delivered in and around the Town. The proposed range of services include:

- Two -court sports hall
- 3G kick pitch
- Climbing wall
- Boxing gym
- Fitness suite
- Arts and craft workshop
- Performing arts studio
- Music room and sound studio
- Film & media room
- Personal wellbeing room
- Enterprise and employability support
- Sensory room and inclusive programme
- Café and training kitchen

- 1 to 1 mentoring

Main Benefits and Risks

The Youth Zone project will deliver the following Towns Deal outputs, as specified within the Towns Fund Intervention Framework:

- New, upgraded, or protected community centres, sports or athletics facilities, museums,
- Arts venues, theatres, libraries, film facilities, prominent landmarks or historical buildings, parks, or gardens.
- New, upgraded, or protected community hubs, spaces, or assets, where this links to local inclusive growth.
- Increase in capacity and accessibility to new or improved skills facilities.
- Increased and closer collaboration with employers.
- Increase in the breadth of the local skills offer that responds to local skills needs.
- Increased benefit for the public education over the long term

The Youth Zone is expected to deliver the following direct project outputs in Thurrock:

INDICATORS	TARGET BY NOV 2024
Delivery of a state-of-the-art facility for young people which will become a landmark in the town and a community asset.	2,000 sqm
New jobs created	35 FTE
Closer collaboration with employers in preparing young people to be 'work ready'	Forty employers
Increased employability offer, supporting young people to become 'work ready' (one employability programme offered but as an 8-week programme, will be available at least 6 times a year)	TBC
% of learners gaining relevant experience/being 'job ready' (as assessed by employers)	TBC
Improvement to the perception of the area	90%