

DUNDEE CITY COUNCIL

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

IMPORTANT NOTES:

You are strongly advised to contact us, complete a pre application form and discuss your proposals before making an asset transfer request.

(nicky.maccrimmon@dundee.gov.uk)

Please complete the attached asset transfer request form if the property/land is owned/leased/managed by Dundee City Council

You should read the asset transfer guidance provided by the Scottish Government before making a request.

(<http://www.gov.scot/Topics/People/engage/AssetTransfer>)

Please also see Dundee City Council guidance documents.

When completed, this form must be sent to Dundee City Council Community Partnership Manager, Mitchell Street Centre, Mitchell Street, Dundee DD2 2LJ

E-mail: asset.transfer@dundee.gov.uk

(1) This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.

(2) This is not an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015 in relation to property owned, leased or managed by Dundee City Council. Please refer to Guidance document.

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request (Name your organisation)

Yusuf Youth Initiative

1.2 CTB address. This should be the registered address, if you have one.

Postal address

Postcode:

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: Faisal Hussein

Postal address:

Postcode

E-mail:

Telephone:

We agree that correspondence in relation to this asset transfer request may be sent by email to the e-mail address given above. (Please tick to indicate agreement).

You can ask the relevant authority to stop sending correspondence by e-mail, or change the e-mail address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please describe the structure of your organisation and its official number, if it has one.

	Company (with no fewer than 20 members), and its company number is	
	Scottish Charitable Incorporated Organisation (SCIO) (with no fewer than 20 members), and its charity number is 036895	x
	Community Benefit Society (BenCom) (with no fewer than 20 members), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of your Constitution, Articles of Association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers (i.e. those listed at 1.4 above)?

No

Yes

If yes what class of bodies does it fall within?

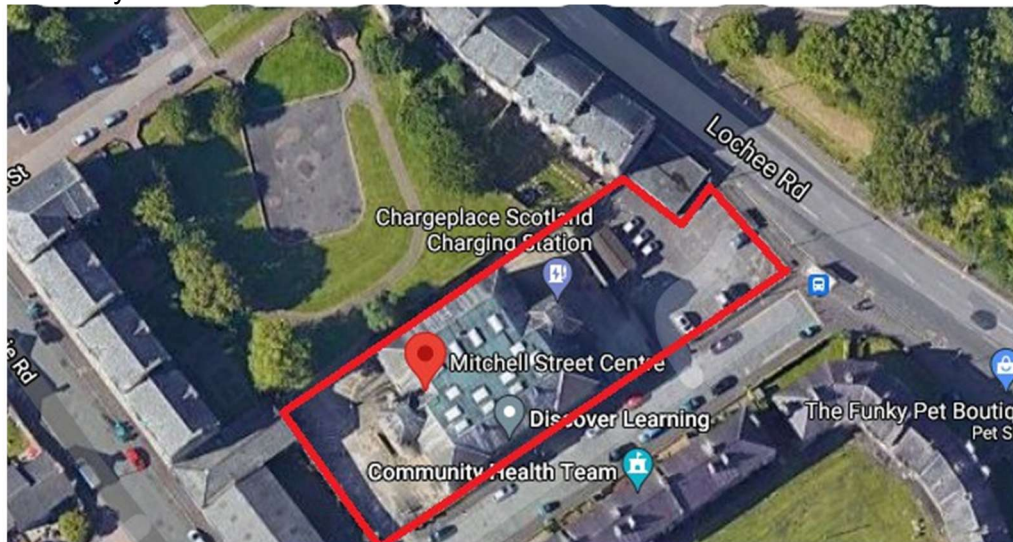
Section 2: Information about the land and rights requests

2.1. Please identify the **land/property** to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must attach a map and full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require, a drawing may be helpful.

Details of Property: Mitchell Street Community Centre and adjoining land – marked by red boundary



Address: Mitchell Street, Dundee

Postcode: DD2 2LJ

Community Area Dundee – West End

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

This should be given in the relevant authority's register of land.

UPRN:

Section 3: Type of Request, payment and conditions

3.1 Please tick what type of request is being made:

For ownership (under section 79(2)(a)) – go to Section 3A

For lease (under Section 79(2)(b)(i)) – go to Section 3B

For other rights (Section 79(2)(b)(ii)) – go to Section 3C

3A – Request for Ownership

What price are you prepared to pay for the land requested?

Proposed Price: £1

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – Request for Lease

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month:

Proposed rent: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

Section 4: Community Proposal

4.1 Please set out the reasons for making the request and how the land or building will be used.

This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.

4.1.1 Objectives of Project

Yusuf Youth Initiative (YUI) is a SCIO that was set up in 2004 with the purpose of supporting the advancement of the Dundee community through civic engagement and individual empowerment. This manifests itself as a series of projects supporting both the child and adult population in capacities such as social wellbeing, education, employment, personal development, skill obtainment, anti-poverty and societal cohesion. The focus of the charity's work is predominantly aimed at the Black, Asian and Minority Ethnic (BAME) community, however YUI's work is not exclusively with this demographic.

Yusuf Youth Initiative currently employs 25 staff members over their 7 projects and engages with 170 services users weekly (plus an additional 400 weekly through the support cafés and foodbank services) with the support of approximately 30 regular volunteers.

The projects YUI currently runs are:

- Youth Clubs – a series of sports and skills based sessions aimed at children aged 5-16 years old
- Future Leaders Academy – a supplementary school focusing on the education of children aged 5-16 year olds
- ChangeMakers – an employability project supporting young people aged 16-24 years old through apprenticeships, work placements, skills training and workshops
- Engage – a well-being project aimed at BAME adults in supporting their physical and mental wellbeing through a range of sports and skills based activities
- Taught by Muhammad – an outreach programme supporting anti-poverty work across the City
- Bikeium – a social enterprise project offering bike hire, repairs and classes to learn to cycle
- Victoria Gardens – an urban community garden and growing space spanning over 25,000 square feet

4.1.2 Why there is a need for your Project?

YYI has been providing support to minority young people and adults for over 15 years ranging from youth work, employment and employability training, mental and physical well-being activities and services, and tackling short and long term poverty in the City. Generally, the minority community are hard to reach and miss out on key services and activities. By being an effective support agency we have supported young people and adults alike to bridge any inequalities.

YYI is also a key organisation in addressing the poverty issue across the City with our daily Foodbank and Support Cafes. YYI reaches out to all 6 regeneration wards and support families, isolated individuals and young people from schools in finding ways to support them and get them out of the poverty cycle.

4.1.3 Development/changes/modifications required

As the site is already used as a Community centre there won't be a change of use. There will be no structural changes to any part of the building. Only minor refurbishment will take place. Once we have finalised the modifications we will contact the planning department and seek their advice on any documents we may need to present.

4.1.4 Activities that will take place

Youth activities (supplementary school, youth clubs and classes, and a drop in space)

Adult activities (fitness, sewing, conversational English, cooking classes, Arabic, seminars and workshops, health/wellbeing course etc.)

Community Engagement (room hire, social events promoting integration, presentations, food preparation for foodbank/support café, bike maintenance, foodbank, support café, training kitchen)

Business incubator space.

Please find a mock timetable on page 15 of the business plan

4.1.5. If the asset is to be used by the public it would be helpful if you could provide details of letting's policy and opening times.

The opening times of the Centre will be;

Monday to Friday 9am – 6pm

Saturday 9am – 1pm

YYI will draft up a room hire policy for small private events and bookings for community groups and organisations. They will be within our existing opening hours only.

4.1.6 What provision will be provided for people with disabilities?

The ground floor is accessible for people with disabilities. The ground floor space will be used as our social space and also for some classes. This will ensure that any service users with disabilities can take part in as many of YYI's programmes as possible. The multi-purpose room on the ground floor can be used for any class to accommodate people with disabilities or mobility issues.

4.1.7 Any other relevant information?

Benefits of the Proposal

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

4.2.1 Economic/Income Generation

As part of our long term strategy, the leadership at YYI aims to support people to realise their full economic potential by providing more and better employment and training opportunities. Dundee has a high unemployment rate at 5.5%¹ which is greater than the Scottish national average at 4.2%². Unemployment impacts young people and has an even greater impact on those from a BAME background. "The Government's Race Disparity Audit showed that BME people are twice as likely to be unemployed than white British adults."³

At Mitchell Street Centre, YYI aims to employ 60 staff (currently 25 staff) with full/part time roles. This will include new kitchen staff, administrative staff, maintenance staff, and sessional staff to deliver sessions and activities. There will also be an opportunity to greater increase the amount of staff members through the growth of the projects and the Business Incubator. Overall, this will support in increasing employment levels within the City.

YYI employs a Chief Executive Officer and an Executive Assistant who ensures legalities, Human Resources and policies are in place, alongside maintaining a contract with Croner Group Ltd that provides advice and legal documentation around Human Resource Services. Through the use of Croner's BrightApp for HR Support alongside an effective PAYE system, YYI can effectively grow and manage staff. YYI is also in the final stages of completing the Good Governance Award to be completed by September 2021.

The YYI Business Incubator will support 15-20 people into setting up new businesses providing access to networks and support. This will increase entrepreneurship in the city - particularly with young people - and open up wider career opportunities. The Business incubator will offer exclusive use of 4 medium sized office rooms or up to 20 individual desk spaces within these offices on the top floor. The provision they will get will be fully serviced which will include internet access, printing facilities, social media exposure, advertisement on the ground floor, promoting services through our networks & accessing grants. This would have a projected income of £2000

¹ Dundee City Council (2020) *Unemployment rate within the city*. Available at: <https://www.dundee.gov.uk/performance-indicator/unemployment-rate-within-the-city> Accessed: 01/07/2021

² Office for National Statistics (2021) *LFS: ILO unemployment rate: Scotland* Available at: <https://www.ons.gov.uk/employmentandlabourmarket/peoplenotinwork/unemployment/timeseries/ycnn/lms> Accessed: 01/07/2021

³ Owusu, N. (2018) *Barriers young BME workers face in the labour market* Available at: <https://www.tuc.org.uk/blogs/barriers-young-bme-workers-face-labour-market> Accessed: 01/07/2021

per month (£100 per month per desk space or £500 per office).

YYI's daily café for members, staff and service users will generate an income of £30,000 per annum⁴ and YYI's monthly social events will aim to raise a minimum of £18,000 per annum⁵. YYI are currently receiving £3,029 for food preparation from the Community Regeneration Forums for 2020-21. Mitchell Street Centre will increase capacity for FLA, youth clubs, and adult classes and there will also be an additional income generated from room hire increasing YYI's total self-generated income by 431% over the 5 year period.

YYI aims to generate a self-generated income of £27,800 (6 months Sept 2021-April 2022) to £240,000 per annum over the 5 years⁶ (Appendix A). This will be through service user fees, catering and other income generation. This will increase self-sufficiency from 18% in the first year to 64% in five years. This will allow for YYI to be less reliant on grant funding and donations. Self-generated income will be unrestricted allowing YYI to have stronger financial forecasting and a greater flexibility in budget allocation allowing for improved social output.

Through YYI's range of existing and additional services there will be reduced strain on statutory services which will lessen pressure on public funds. This comes through the community achieving better health and welfare outcomes, diversionary youth work reducing anti-social behaviour and crime, and community cohesion in building a safer and more tolerant society. This is highlighted in the social value calculator which shows a social value of a projected £27million per year by year 5 (see Appendix B).

By obtaining Mitchell Street Centre, YYI will bring to life an underutilised community resource which costs the council around £90,000 per annum in building running costs⁷. This figure was provided by the Asset Management and Development team at Dundee City Council. There will be further cost saving measures through working closely with partners to avoid duplication of services. This will become more apparent with YYI's services being more visible on site. It will also open up opportunity in Cross agency partnership work allowing joint funding.

YYI will be able to provide a more meaningful, dignified and wholesome service to its users by linking them up with a wide range of opportunities and services. This will include a daily Support Café on site and growing the city wide weekly Support Cafes to 10 across the city. In turn, this will provide an effective pathway out of hardship through befriending, IT workshops, budget cooking courses, volunteering opportunities, accreditation, and potential employment.

YYI is a dynamic organisation with an apt response approach to the changing needs of society. YYI responded quickly to the economic impact of the pandemic on the organisation where it was on track to lose 100% of its self-generated income (£35,000). However, responsiveness of the leadership and with consultation with the service users YYI was able to maintain 50% of its income through online service delivery and covered the remaining shortfall through grant funding. This grant funding was only available to YYI because it had a strong track record of delivery and a solid action plan to recover from the pandemic.

⁴ (30 users per day at £4 per person x 5 days x 50 weeks)

⁵ (150 people per month x £10 per person x 12 months)

⁶ This is the income excluding regular donation/standing orders and grants

⁷ See Appendix E

4.2.2 Regeneration

YYI aims to tackle the significant inequalities in Dundee and improve the life chances of children, young people and families that are risk. By doing this YYI aims to create a stronger, more resilient and supportive community who take responsibility of their own actions and how they affect others.

Dundee is made up of 8 community wards, of this, six are considered regeneration areas or areas of multiple deprivation. In Dundee, 31% of children live in poverty with some areas going as high as 41%⁸. YYI operates in all 8 wards and has close links with communities' officer in each ward. YYI is committed to the City-wide Food Insecurity Network which is a partnership forum to tackle short and long term poverty. YYI is a key organisation with a track record of 8 years in supporting regeneration projects and works with approximately 50 organisations in providing emergency food referral support. YYI provides fortnightly updates on statistics to the network and advises solutions to the ongoing poverty crisis.

During monthly Food Insecurity Network meetings there were conversations around enabling people to cook, eat healthy, reduce waste, and to support people with dignified approaches of dealing with poverty. YYI aims to provide Budget Cooking Courses that are based around the NHS Cook-it programme supporting 250 people annually. YYI has staff and resources in place including being a REHIS accredited provider.

Through YYI's dedicated kitchen at Mitchell Street Centre it will be able to increase their support to 500 service users per week through the support café programmes across the city (Currently 160 per week and 300 per week pre-Covid). This will mean more people can reach out for referral support, get advice, reduce social isolation and have access to opportunities in volunteering. YYI will continue to work closely with pupils from high schools in Dundee to become more responsible in their communities by connecting them with volunteering opportunities at the Support Cafés. Young people are invited to engage on planning the sessions - including contributing to ways to tackle poverty in the City.

YYI will offer a dedicated advice/support service in partnership with 3rd party agencies at Mitchell Street Centre. This will benefit YYI's service users and the people living in the West End, Lochee, Coldside, Maryfield and City Centre wards with access to emergency food parcels, advice on relevant information such as welfare reform changes, and support filling in application forms. In line with the West End Local community plan, YYI aims to support unemployed people and those affected by in-work poverty through local job opportunities and employability training workshops. Loneliness and isolation affects a person's choice where they struggle with their confidence and building relationships. By providing 1-1 support and a befriending service YYI aims to re-engage service users building a society that is stronger and more resilient.

An issue highlighted for Dundee as a whole through the Local Community Plan 2017-2022 was substance misuse amongst young people and its effect on crime and anti-social behaviour. By organising diversionary activities, YYI will support young people through drop-ins and organised

⁸ Dundee City Council (2019) *Poverty Profile* Available at: https://www.dundee.gov.uk/sites/default/files/publications/poverty_profile_2019_fairness_0.pdf Accessed: 01/07/2021

youth sessions - creating a safer environment for young people - diverting them away from factors that often results in anti-social behaviour and crime. YVI will work with 'We Are With You' (previously Addaction), the 'West End Community and Safety Justice Working Group' and other agencies to deliver workshops and develop campaigns around bullying and drug misuse. This will help young people in making better life choices and contribute to discussions around preventative measures.

YVI will provide more opportunities for children and young people to close the attainment gap by running apprenticeships, volunteering opportunities and accreditation programmes. YVI currently has a fantastic youth programme which will be extended for more young people. Through engaging them in competitive sports and volunteering YVI will give young people aspirations, personal goals and a sense of community responsibility.

COVID was a challenge and in Mid-March YVI pre-empted closure of the support cafes and a growing demand of food parcels. There was an increase from 50 parcels per week to 300 parcels delivered per week. Through staff reallocation towards the foodbank, an effective referral systems with partners, an existing home delivery service, and a strong supply chain with support from the council, YVI was able to efficiently cope with this demand. Today, the figures have dropped slightly to around 240 food parcel deliveries per week. Support cafes were also adapted to restrictions and provided hot meals delivered to the homes of those in need. This service is now available through take-out lunches at community centres across Dundee.

4.2.3 Public Health

Poor physical health contributes to poor mental wellbeing. 66% of Scotland's population aged 16+ are overweight including 29% which are obese⁹. In particular to the South-Asian community (circa 60% of Dundee's BAME population), diabetes and heart conditions are particularly high¹⁰. This is largely due to poor diet and/or lack of exercise. Mental health has always been an issue in Scotland but this has been heightened by the effect of the pandemic. Additionally, this is an inequality issue with access to mainstream health services and information for the BAME community.

Through its long term strategy, YVI aims to encourage health initiatives within all its projects for children and adults to give them an opportunity to live healthier lives. It aims to support people so that they are able to maintain their independence as they become older and support them with access to appropriate services when needed. Poor mental health affects the choices people make, interactions they have with others and also their outlook on their physical wellbeing. It affects families, child-parent relationships and can create an environment that becomes emotionally difficult.

The Engage project provides BAME adults with support regarding their physical and mental wellbeing. Through dedicated rooms and facilities, YVI will run at least 25 weekly adult

⁹ Scottish Government (2020) *Diet and healthy weight: monitoring report 2020* Available at: <https://www.gov.scot/publications/diet-healthy-weight-monitoring-report-2020/pages/3/> Accessed: 01/07/2021

¹⁰ British Heart Foundation (Unknown) *South Asian Background* Available at: <https://www.bhf.org.uk/information-support/risk-factors/ethnicity/south-asian-background> Accessed: 01/07/2021

programmes supporting 400 people with activities ranging from cooking, fitness, yoga, Arabic, martial arts, and crochet from the centre. Through a recent survey¹¹ (reaching out to 250 adults, 100 young people and 8 individuals in a focus group), this highlighted the demand for such classes on a weekly basis. YVI will use their social media channels, their dedicated mobile application and partner organisations to advertise its programmes.

YVI aims to grow more opportunities for children and families running classes throughout the year. Mitchell Street Centre will allow for YVI to provide activities with timings that are suitable for its service users, which 12% of survey respondents highlighted as an issue. The Training Kitchen will teach children about healthy eating, food waste and developing life skills around cooking. Education around diet and healthy eating habits is an important factor towards bettering individual health.

Dedicated fitness rooms will provide more opportunities for children to take part in fitness based activities leading to more positive health outcomes. This has always been a barrier for YVI due to lack of access to suitable fitness facilities throughout the City.

Through the Upshot Monitoring and Evaluation platform, YVI tracks the progress of its service users, providing them a personal development plan around their health progression. This platform allows for YVI to set key outcomes for the year including health and wellbeing targets. YVI has an existing pool of trained fitness instructors, NHS doctors, health care professionals, and skilled educators to deliver fitness sessions and health based workshops for its service users. YVI has a strong partnership with the Community Nurses and the Health and Social Care Partnership to enable them to reach out to a wide minority ethnic audience.

4.2.4 Social Wellbeing

MENTAL HEALTH

Mental illness is one of the major public health challenges in Scotland. Around one in three people are estimated to be affected by mental illness in any one year¹². It has been well documented that this has been further exacerbated by the pandemic and has affected the majority of the population. Social isolation, coupled with lockdowns and restrictions, has led to an increased negative impact on mental wellbeing with more people struggling with anxiety and depression. As part of the Scottish Government's nationwide strategy in reforming mental health provision, YVI aims to provide support around some of the underlying issues that affect poor mental health.

Mental health is a taboo subject within the BAME community and is very seldom discussed; let alone remedied. A recent survey¹³ conducted by YVI identified that over 50% of people struggled with their mental health during lockdown and others who were able to effectively manage their mental health were supported by family connections. The majority of survey respondents stated that they did not or would not access mainstream services stating cultural sensitivities and lack of awareness of the services available. YVI will support the mental wellbeing of its service users by

¹¹ See Appendix E

¹² Scottish Government (Unknown) *Mental Health* Available at: <https://www.gov.scot/policies/mental-health/> Accessed: 01/07/2021

¹³ See Appendix G

providing a range of services throughout the week in the form of physical activities, social events and discussions evenings. YYI will also work with mental health partners in providing professional support to YYI's users.

SOCIAL COHESION

Dundee has a diverse community and YYI prides itself on being a champion of community cohesion. Large gatherings such as 'Eid in the Park' and the 'TBM Cultural Day' have brought communities together with over 5,000 Dundonians gathering at each event.

At Mitchell Street Centre the ground floor will be used as a community space bringing together people from different nationalities and community groups at monthly social events. Each month YYI will organise an evening for 150 people to celebrate one of Dundee's nationalities with food and entertainment. This will be a fantastic opportunity for people to come and experience the diversity we have in the City. Other social events will include 'youth chill-out nights', games night and pampering evenings.

YYI also runs presentations within high schools and community groups to help foster understanding and build bridges between Muslims and the wider community. The presentation participants associated words such as 'terrorism', 'al-Qaida' and similar with the word 'Muslim'. They stated this was due to the information they saw in the media. From those that took part, 96% of participants stated it had improved their understanding of Islam and Muslims in Dundee. At Mitchell Street Centre YYI will increase participation of the wider non-Muslim community at its events and activities.

STRENGTHENING THE FAMILY UNIT

YYI is a community organisation that recognises the importance of family networks in aiding the wellbeing of the child. By empowering parents with access to training and information about specific aspects of health and wellbeing, it will improve the parents' self-confidence, resilience and coping skills.

YYI will engage with qualified professionals, key organisations, and utilise YYI's own trained staff to deliver practical sessions around parenting techniques such as positive reinforcement, setting appropriate boundaries, and negotiating responsibilities with the child. This would be supplemented by a parent's forum where parents can come together to discuss issues and struggles they encounter as parents and get professional advice from the practitioner. Another key element is sharing their child's achievements and accomplishments with parents through Class Dojo, social media and awards nights, having the parent playing a supportive role in their child's achievements.

YYI will also run joint activities with parents and children to strengthen family bonds. These activities will take place at Mitchell Street Centre to include cooking, games and sports.

SEXUAL HEALTH AND RELATIONSHIP IN YOUNG PEOPLE

Through YYI's ongoing services with BAME young people there are a lot of gaps around information that is relevant to their personal identities on sex, sexual health and relationships. YYI is committed to providing a holistic approach to the young people we engage with on a weekly basis.

YYI will engage with young people 1-1 in providing individual support, and in small groups having discussions around relationships. Mitchell Street Centre will provide a safe and familiar space for young people to drop-in throughout the day and receive non-judgemental support by one of YYI's Youth work staff. This service is not possible right now as YYI's current facilities are limited to a communal office space, foodbank storage and classrooms for young children. YYI will continue working closely with partners including the Corner in seeking out specialist advice and support tailored to the individual needs.

4.2.5 Environmental Wellbeing/Environmental Benefits.

Scotland has an ambition of becoming carbon neutral by 2030, meaning a shift away from fossil fuel burning to more renewable sources of energy and reducing waste.

YYI is committed to this vision of reducing carbon emissions within Mitchell Street Centre and within all of its projects. This will be achieved through fewer commutes for staff and service users as all activities will be based at one location. In addition, the installation of LED light fittings, self-closing taps and other efficiency measures will reduce power consumption and waste. An on-site café will mean staff/service users do not need to travel for lunch/coffee. YYI will take on an approach to significantly reduce or eliminate single use plastics on site.

Mitchell Street Centre will have a bicycle parking rack on site (funded secured through Cycle Scotland) encouraging people to cycle to the Centre. YYI will also run campaigns to encourage people to commute on bikes, teach people how to ride a bike and build confidence to cycle on roads.

YYI also has a large urban growing space spanning 25,000 square feet on a 25 year lease within a close walking distance to Mitchell Street Centre. YYI aims to grow produce that will provide organic food for its Support Cafés across the City, the budget cooking programmes and to include fresh produce into food parcels. This will help reduce carbon emissions through locally sourced produce and elimination of packaging. YYI's annual target is to work with 200 individuals to provide growing skills and also an opportunity to volunteer at the garden.

YYI has an ambition to become 'greener' by installing renewable energy sources at Mitchell Street Centre with Scottish Government funded programmes. Through partnership work with organisations such as Dundee Energy Efficiency Advice project, SCARF and others, YYI aims to build a legacy amongst its service users in reducing carbon emissions of their homes.

4.2.6 Does your project contribute to the reduction in inequalities?

Scotland is a multi-cultural society but inequalities on a social and financial level are very apparent. In regeneration wards in Dundee, 1 in 3 children are considered to be living in poverty¹⁴. Economic and social inequalities often undermines social cohesion, creates gaps in education,

¹⁴ Dundee City Council (2019) *Poverty Profile* Available at: https://www.dundee.gov.uk/sites/default/files/publications/poverty_profile_2019_fairness_0.pdf Accessed: 01/07/2021

employment, health and other areas. It affects the quality of life for affected communities.

Closing the attainment gap was an issue that was highlighted in the Dundee Local Community Plan and YVI actively achieves this through the implementation of educational and youth development programmes, employability training in schools, alongside opportunities of summer placements and job opportunities. YVI reaches out to the most disadvantaged in the labour market – those who are care experienced or are carers themselves, early Armed Forces service leavers, those with criminal convictions, from a minority community and those who have disabilities or other health issues – by providing job opportunities and workplace training with Community Jobs Scotland. Statistics suggest that there is often a high level of discrimination towards minority employment¹⁵. This can be partially due to language barriers, cultural barriers, or generally a lack of experience in the workplace.

By increasing the confidence and life skills of service users, YVI aims to make them more employable through providing volunteering and training opportunities to support them into getting employment. YVI will work with employers and local agencies to host events at the Centre to encourage more minority people to apply. This will not be limited to the minority ethnic population but extended to the members of the West End area and beyond. YVI currently supports 30 volunteers (50+ volunteer's pre-Covid) weekly and are hoping to increase this to 200 volunteers from Mitchell Street Centre with more opportunities opening up from a larger premises. Every volunteer has the opportunity to gain accreditation through the Saltire Award, Duke of Edinburgh's Award, Dynamic Youth Awards, and our own accreditation.

A major inequality identified by service users was access to information and services that will help them improve their physical wellbeing. Heart disease and diabetes are major issues amongst the minority community and this is mainly due to a poor diet and a lack of physical exercise. By creating preventative measures through our health and fitness activities, YVI aims to decrease these diseases amongst minority individuals. By providing services that cater for religious and cultural sensitivities, YVI will significantly increase uptake in health activities amongst the minority population.

4.2.7 Any other relevant information?

Restrictions on use of the Land

4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions. (It may be necessary to organise meetings with City Development Planning Officers to ascertain this information).

¹⁵ TUC (2018) *BME people still facing racism and discrimination at work, says TUC* Available at: <https://www.tuc.org.uk/news/bme-people-still-facing-racism-and-discrimination-work-says-tuc> Accessed: 01/07/2021

YYI has been advised that the property is operating under 10 Class for non-residential institutions. There will be no plans for change of use. YYI will be operating a similar style setup to the existing provision provided by Dundee City Council.

Risk Analysis

4.4 Please identify the main risks to your project and how you could mitigate/reduce these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

YYI has examined the main risks which could affect the organisation, the running of the Mitchell Street Centre, and the successful delivery of its aims and objectives.

These are assessed in the table below with proposed methods for preventing them or for dealing with them should they become a reality.

No.	What is the risk	What could be affected	In what way	How it can be prevented or mitigated
1.	Quality of Management Committee Members	The whole organisation	Lack of control by the main and responsible people	<ol style="list-style-type: none"> 1. Make sure Management Committee Members are in control of YYI, take strategic and policy decisions, and are engaged 2. Hold annual review days for Vision and Strategy Development 3. Provide good quality training for all new trustees 4. Have trustees with complementary skills
2.	Lack of	Projects run from Mitchell	Current projects	<ol style="list-style-type: none"> 1. Robust financial management with the Management Committee

	funding	Street Centre	could shut down, new projects not be started	<p>in close control</p> <ol style="list-style-type: none"> 2. A Fundraising Strategy which is reviewed and updated quarterly 3. Fundraising support from Management Committee, staff and volunteers 4. Monitoring and evaluation of projects to prove successes 5. Learning, evaluation, and planning for future projects 6. 3-month contingency funding in place
3.	Lack of members and participants	The whole organisation	Projects cannot work without participants	<ol style="list-style-type: none"> 1. Make sure members and participants are involved and consulted regularly about what projects they need and want 2. Make sure members and participants feel a valued part of YYI 3. Assess the need for projects before setting them up 4. Advertising services and partnership work
4.	Lack of confidence in the Centre	Members and participants	Concern about professionalism of people working in the Centre	<ol style="list-style-type: none"> 1. Management Committee to have strong policies in place: recruitment of staff and volunteers; safeguarding of children and vulnerable adults; confidentiality; staff management, support and supervision 2. All staff and volunteers to have PVG checks carried out 3. All staff and volunteers to take part in structured training packages
5.	Competitor organisations	Members and participants	Move away to competitors' projects	<ol style="list-style-type: none"> 1. Develop partnerships where possible 2. Reduce duplication of services, try to complement each other 3. Be clear about YYI's USP, where our expertise lies and our Vision
6.	Local community with negative reaction to YYI due to DCC facility	Members and participants	Unwilling to attend the Centre	<ol style="list-style-type: none"> 1. Early community contact to be made before asset transfer takes place 2. Discussions about what the local community needs and how YYI can help 3. Regular invitations to the local community to visit and share in

	closing			activities
7.	Mitchell Street Centre has unforeseen costs	Access to the building	Construction and maintenance issues need addressed	<ol style="list-style-type: none"> 1. Full survey to be carried out before asset transfer 2. Cost of any works required to be factored into financial projections 3. Maintenance checks to be carried out monthly 4. Full building condition review to take place annually
8.	Increasing Islamophobia/ changing social climate	External communities attitude to the Mitchell Street Centre and YYI	Wider community's worries about YYI and what it might be doing	<ol style="list-style-type: none"> 1. Maintain and continue increasing YYI's outreach work 2. Maintain and continue increasing integration initiatives: cultural events, visits to schools, regeneration work 3. Hold regular invitation events inside the Centre for the local community to visit and get to know Management Committee, staff and volunteers

Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

This could include the skills and experiences of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Have you/your organisation managed projects or owned/leased land previously? YYI has leased buildings for 14 years. Currently we private lease two properties and land space from Dundee City Council.

.Please provide details of:-

4.5.1. Skills and experience of members of the organisation

YYI has a strong executive team with qualifications in Community Learning & Development, Education, & Finance and vast experience in youth/community work. The CEO has experience in managing properties (YYI and personal portfolio), assets and staff. Staff have ongoing professional development through workshops and training courses and related qualifications delivered by external NGOs. YYI aims to grow the number of trained professionals so that it can increase its

services for existing and new service users. YVI is in the final stages of completing its Good Governance Award, which ensures governance and practice is in place. YVI has Human Resources support service through Croner Group Ltd and collaborating with 'Engage Me CIC' ensuring all our staff and volunteers are disclosure checked.

The current 7 YVI board of trustees are made of professionals in Law, Finance, Project Management, Health Care professionals, Marketing and Engineering. They also receive regular training in governance and HR/Legal related matters through third party training organisations. YVI also has 22 members made of professionals and skilled people in various fields and experience in working within the Dundee community. At Mitchell Street centre YVI aims to increase its membership base allowing for it to have a more diverse and skilled based board of trustees.

YVI has also established a 'YVI Building Team' of 6 individuals who are specialist in Property Development & Management (combined 40+ years' experience with a portfolio in excess of £10 million, Dundee based with local contacts in Council and trade), Company Finance (ACA Chartered Accountants with combine 40 + years' experience including co-managing several Multi-Million pound firms) and Company Law (20+ years' experience local and abroad with experience in corporate and second sector). The team will continue to advise the YVI Board and the CEO on a regular basis to ensure that building standards and regulations are being met.

4.5.2 Do you intend to use professional advisors

YVI has also established a 'YVI Building Team' of 6 individuals who are specialist in Property Development & Management (combined 40+ years' experience with a portfolio in excess of £10 million, Dundee based with local contacts in Council and trade), Company Finance (ACA Chartered Accountants with combine 40 + years' experience including co-managing several Multi-Million pound firms) and Company Law (20+ years' experience local and abroad with experience in corporate and second sector). The team will continue to advise the YVI Board and the CEO on a regular basis to ensure that building standards and regulations are being met.

4.5.3 Do you currently lease/manage a property from DCC? If yes, please provide details

Yes we are in the 4th year of a 25 year lease at 301 Blackness Road. The ground space was previously known as the Victoria Park Bowling Green which extends to around 25,000 square feet. Currently we are using the space as a social and growing space for our members and the local community.

4.5.4. Please detail how you plan to maintain the asset?

During public opening hours there will be an administrator available at the front office. All other staff will be based mainly from the office next door. The CEO will manage the building, staff and assets by ensuring maintenance contracts are in place and staff targets are being met. YVI already has a strong pool of maintenance contract companies that do security checks, fire alarm checks, boiler maintenance, and other inspections at the existing premises.

The YVI senior leadership is made up of Project Managers correlating to each project. They have a monthly and annual work plan which is reviewed by the CEO in line with the Charities 5 year plan (review in 2026). At Mitchell Street Centre, each class will be booked online (mobile app) or via the telephone and will be coordinated by the administrator. The class schedule will be made public via social media, through paper copies available at Mitchell Street Centre, and circulated

across all our partner organisations.

There will be a part time cleaner who will clean the rooms once per day for 3-4 hrs per day. YYI will have commercial bins on site to ensure the building is clean and that refuse is disposed appropriately.

YYI has experienced staff/Management in Property Maintenance. We have reserved a £50,000 maintenance budget that will be replenished annually. The budget would be restricted for emergency repairs and building work. YYI has an existing portfolio of contractors ranging from boiler maintenance, fire safety, gas safe engineers, Joiner and other trade specialists.

4.5.5 Any other relevant information?

Section 5: Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

5.1.1 How many people are members of your organisation? Are they in agreement with this application?

YYI has a membership of 400 members (service users). Over the last 5 years YYI has ran a number of consultations including focus groups, online survey and group discussions around the future of YYI. A big part of the discussion was around the lack of space and having all facilities under one roof. Please see Appendix E of the Business Plan

5.1.2 How many people are members of your community as defined in your constitution/governing rules? Are they in agreement with this application?

As part of our Constitution YYI must have a minimum of 20 Members. At present YYI has 22 members of which 7 are Trustees. The Members have been instrumental in putting together the business plan and carrying out the community surveys. They have led the plan of this application in line with community responses.

5.1.3 Have you consulted with other local stakeholder groups and agencies? Please provide evidence.

Yusuf Youth Initiative has received 12 letters of support from community organisations, local schools, faith centres and elected officials (excluding council officials and counsellors due to impartiality – however YYI has had support from them previously during a recent asset transfer request for an NHS property within close proximity to Mitchell Street) who all welcome the presence of YYI in the area. The letters are attached as Appendix D.

An online survey with 250 respondents was also conducted to gather community feedback in relation to the asset transfer request. The survey had a 51% to 47% male and female gender balance respectively. 35% were aged between 35-44 years, 8% were under 18 and 5% were over 65. From this, 59% identified as Asian/British Asian, 21% White/White British, and the other respondents were from other/mixed backgrounds. All of the respondents identified as coming from Dundee, with the majority residing in the DD2 area which is the same postcode area as Mitchell Street Centre.

The survey revealed an overwhelming support for YYI having Mitchell Street Centre with 97% stating they are in favour of this. The overwhelming majority would have a personal benefit of the move with only 6% stating they do not see any personal benefit of YYI running from Mitchell Street Centre. The most highlighted benefit was 74% of respondents stating they would like YYI to run all of its services from the one location. This brings the added benefit of increased awareness of other services YYI offers (51%) and more services to attend (47%). Over 40% of respondents also highlighted good transport links and parking, larger facilities allowing more personal space, and being close to the City Centre, Mosque and Universities being a personal benefit to them. One survey respondent replied stating:

“Having the convenience of operating all services from a single location is the greatest barrier to putting the available resources to good use. Frankly it would encourage not just myself but the wider community to engage in this “hub” making the services [of] YYI reach a wider audience and maximise the social benefits.”

Group discussions were also conducted with 60 young people aged 5-16 years old who attend Future Leaders Academy and the YYI Youth Clubs. The discussion included highlighting issues with current facilities and improvements they would like to see at any future YYI facility. YYI also conducted eight 1-to-1 interviews with existing service users from a diverse age range and gender balance. The results of these mirrored the findings of the online survey with all people being in support of the move to a larger and central premises with the opportunity for YYI to increase its community provision.

Service Users put forward their suggestions for activities they would like to see at Mitchell Street and these were voted upon by the general public through YYI’s survey. The question around activities was specifically asked about services that would benefit the survey respondent and their immediate family. The results show that 75% of people wanted there to be fitness classes on offer showing a huge community demand. Café facilities, weekly youth clubs and cooking classes also had high demands with around 50% of people requesting them. For more detail on the survey

results, see appendix E.

5.1.4 Have you made contact with local staff? If yes please provide details of who

All staff have been consulted and they have played an important role in bringing together this application.

5.1.5 Have you made contact with any other communities that may be affected?

Yes, YYI contacted the Adult Learning team and other groups operating from the Centre. YYI has been advised that all groups and activities will be moved to other sites irrespective of our application. YYI is still working closely with the West Ends Communities officer to ensure that we can provide as much support the West End ward as possible.

5.1.6 Any other relevant information?

Section 6: Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

6.1.1 Please show your calculations of the costs associated with the transfer of the land or buildings and your future use of it, including any redevelopment, ongoing, maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations.

Please see appendix A in our Business Plan for financials including projections for the next 5 years.

Please see Appendix C of the Business Plan for refurbishment and maintenance costs.

YYI has set aside £65,000 for refurbishment costs.

6.1.2 Please also supply details of what funding you have received so far and any conditions attached.

Re Building – YVI has raised all the money for the purchase and refurbishment of Mitchell Street Centre. There are no conditions attached

Yusuf Youth Initiative has received funding from Young Start and Gannochy Trust for our ongoing youth work, Rank Foundation for our anti-poverty work, Adapt and Thrive for our development work at the garden and Mitchell Street Centre. YVI has also secured money from the Common Good Fund to extend working hours for our gardener until September 2021.

We are receiving monthly payments from Dundee Partnership for our foodbank and support café provision. This will continue until at least March 2022. We are also receiving monthly payments for our Community Job Scotland apprentices through SCVO. This will continue until at least end of February 2022

We have confirmed to receive money from Youth Link Scotland, Dundee City council and Dundee Bairns to run our summer provision including employing young people for holiday based youth work provision.

6.1.3 Details of funding you have applied for but are still waiting a decision/response

- Henry Duncan Grants. Applied for £8000 deadline 21st July 2021. Aim to support BAME adults post Covid through our Engage project.
- Comic Relief – Global Majority Fund - £15,000 for the delivery of our adult/community provision. Awaiting response
- Cycle Friendly Fund – applied for £10,000 to deliver family friendly cycling sessions and bike maintenance for low income households. Awaiting response

6.1.4 Details of other funding i.e. voluntary donations, borrowing etc.

Robertson Trust and Young Start have both recently been in touch for YVI to apply for the next round of funding in delivering youth work and our employability programme.

YVI is on the Rank Foundation Network. YVI has received grant funding from their main grant programme but we are also invited to apply to other grants on their network from time to time.

YVI has close links with the Northwood Trust who have supported the organisation immensely over the last few years.

Foundation Scotland, Sported, Youth Scotland, Faith in Community Dundee and Dundee Social Enterprise Network are constantly updating YVI of new rounds of funds.

6.1.5 Any other relevant information?

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at Section 1, make an asset transfer request as specified in this form.

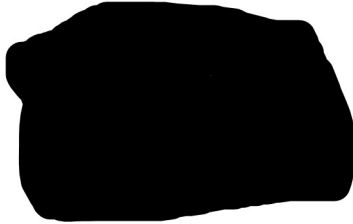
We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name: Faisal Hussein



Date: 30/6/2021

Position: CEO and member of the Management Committee



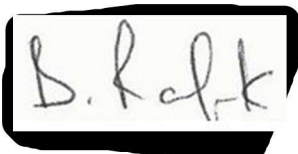
Signature

Name: Bilal Rafik

Address: 

Date: 30/6/21

Position: Secretary, Board of Trustees



Signature

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

YYI SCIO Constitution

Section 2 – any maps, drawings or description of the land requested.

See section 2.1 of this document

Section 3 – note of any terms and conditions that are to apply to the request

n/a

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

See business plan

Section 5 – evidence of community support

See appendix in business plan

Section 6 – funding

See appendix in business plan