

7/1/2021

YYI Business Plan 2021-26

Mitchell Street Centre



TABLE OF CONTENTS

Summary	3
About Yusuf Youth Initiative	5
Overview of YYI	5
Organisational Structure	5
Our Community	5
Our Projects	6
Youth Clubs	6
Future Leaders Academy	6
ChangeMakers	7
Engage	7
Taught By Muhammad	7
Victoria Gardens	8
Bikeium	8
Mitchell Street Centre	10
YYI's Plan for Mitchell Street	10
Ground Floor	11
First Floor	13
Second Floor	14
Why Mitchell street for YYI	17
Location Benefits	17
Building Benefits	17
Services Benefits	18
Community Need and Support for Service Increase	19
Local Community COnsultation	20
Benefits of the Asset Transfer – based around the 7 Best Value Themes	21
Economic benefits for the West End and wider Dundee population	21
Regeneration benefits for the West End and wider Dundee population	23
Health benefits for the West End and wider Dundee population	24
Social Wellbeing benefits for the West End and wider Dundee population	25
Environmental benefits for the West End and Dundee	27
Reducing inequality within the West End and wider Dundee population	27
Ability to Deliver Proposals	29
Management and Maintenance of the Building	29
Track Record of Continued Success	29
Reach	29

Scoping/costings	29
Growth/sustainability.....	30
Leadership and Governance.....	30
Risk Management and mitigations.....	31
Council Alternative to YYI running the building	33
Financial assessment and sustainability.....	33
Appendixes	35
Appendix A – Financials	35
Appendix B – Social Valuation for YYI at Mitchell Street Centre	38
Appendix C – John Alexander Scotland Ltd Refurbishment quote.....	41
Appendix D – Letters of Support	45
Appendix E – YYI Services Survey	65
Appendix F – Dundee City Council Costings for Mitchell Street.....	75
Appendix G – YYI Survey on the Mental Health Impact of Lockdown	76
Appendix H – Conversation with DCC around Planning Permissions	78
Appendix I – Community Consultation Residents Notice	86

SUMMARY

This document sets out the proposal for the community transfer body Yusuf Youth Initiative (34 Bellfield Street, Dundee, DD1 5HZ), to request ownership of Mitchell Street Centre (Mitchell Street, Dundee, DD2 2LJ) under Part 5 of the Community Empowerment (Scotland) Act 2015 within paragraph (a) section 79(2).

The price Yusuf Youth Initiative is prepared to pay for the ownership of the property and land is £1. This financial figure is a nominal sum to allow for the purchase of the land and property. In turn, this supports Yusuf Youth Initiative to use secured funds towards refurbishment and ongoing maintenance costs. Yusuf Youth Initiative submits that it will provide significant public benefits as part of its activities. For example, using the Wellbeing Valuation Model the public benefit of only 'Youth Club' activities is assessed is £295,413 per annum. An alternative method in a report commission by YouthLink Scotland gives the 'Youth Club' a public benefit value of £159,250 per annum¹. If we were to expand this Wellbeing Valuation Model calculation out to all Yusuf Youth Initiative activities then this will show a social value vastly exceeding the property and land value of Mitchell Street Centre at £9,173,527 per annum.²

This request has been made based upon 4 main reasons. For Yusuf Youth Initiative to (i) create a permanent charity base of operations, (ii) increase capacity of its existing community work, (iii) expand its services to offer additional community support and facilities, and (iv) generate a self-sustaining income model to provide financial security. Mitchell Street Centre is able to fulfil all these requirements based upon its location and size with minimal renovations making it a particularly suitable asset.

The building structure will remain generally unchanged and will be used as a community hub running daily activities that can be accessed by children and adults throughout the year. The outdoor grounds will continue to be used as a car park and also be used as an outdoor activities area.

Yusuf Youth Initiative has funds in place to purchase, repair and renovate the building which totals an estimated £61,500 (this includes £45,980 quotation for repair and renovation, £10,000 for kitchen appliances and a 10% contingency for unforeseen costs). Yusuf Youth Initiative currently has furniture and equipment to furnish the building and may enter into negotiations with Dundee City Council regarding the furniture that is currently in Mitchell Street Centre. The financial running of the charity will continue to be funded through income from activities, grants, fundraising and donations, with new sources of income coming from room hire and an onsite café. Over the first 5 years of occupancy the charity's self-sustainability will go from 18% to 64%. In addition to this, Yusuf Youth Initiative will also maintain a £50,000 reserve maintenance budget and a £35,000 three-month contingency budget to plan for any emergencies and unexpected costs.

¹ "A return of £7 of value for every £1 of cash spend seems a reasonable minimum." YouthLink Scotland, *Social and Economic Value of Youth Work in Scotland: Initial Assessment* (Glasgow, 2016, p10). Available at: <https://www.youthlinkscotland.org/media/1254/full-report-social-and-economic-value-of-youth-work-in-scotland.pdf> Accessed: 01/07/21

² See Appendix B

This asset transfer is one that has gained overwhelming support from elected officials, local community bodies, institutions, service users, and the general public.

ABOUT YUSUF YOUTH INITIATIVE

OVERVIEW OF YYI

Yusuf Youth Initiative (YYI) 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 YYI'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 YYI 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

More details on YYI's projects are contained in 'Our Project' on page 6.

ORGANISATIONAL STRUCTURE

Yusuf Youth Initiative has a Membership of 22, of which 7 are trustees. The trustees meet monthly where they receive reports on the financial situation from the CEO, develop YYI's strategies, agreeing policies and procedures, and ensuring funding outcomes are met.

The day-to-day running of the charity is overseen by the CEO. The CEO is responsible for developing the policies, procedures and long term strategy and ensuring they meet legal requirements. Day-to-day duties include staff, financial and building management.

Each project is run by a Project Manager with administrative support from the Executive Assistant. The responsibilities of the Project Manager is to ensure targets are being achieved in line with agreed outcomes and budget, and to support project staff and volunteers.

OUR COMMUNITY

Since its inception in 2004, the work of Yusuf Youth Initiative has been to principally benefit the Muslim community of Dundee. Based upon the National Census (2011) there are 3,875

individuals who identify as Muslim within Dundee. YVI currently engages 170 individuals from this community on a weekly basis (around 5% of the population) who come from backgrounds spanning over 20 different nationalities. This figure was 400 individuals (around 10% of the population) before the Covid-19 pandemic.

YVI also engages with the wider Dundee population through volunteering and social activities with around 100 people who are actively involved. Over the course of a year there are around 5,000 people who are supported by YVI's wider outreach work such as support cafes, the foodbank, presentations and group work.

During the Covid-19 pandemic the presentations and group work stopped due to restrictions, however YVI's outreach increased almost 3-fold due to the higher demand of the foodbank and support cafes. Over the course of 2020, YVI supported around 15,000 people across the City. YVI was able to do this due to the organisation's responsiveness providing an effective solution to the foreseen needs of a changing society.

OUR PROJECTS

Youth Clubs

The YVI Youth Clubs are about getting young people involved in learning and experiencing through fun and exciting activities. There are currently 70 young people supported on a weekly basis through a structured programme focusing on outcomes around health and wellbeing, education and careers, social and environmental understanding, developing interpersonal skills and building relationships. Through a young person centred approach, the activities are directed based upon young people's needs, ambitions and wishes. Activities include arts and crafts, football, computing, nature walks, boxing, cooking, cycling and much more. The clubs are led by volunteers who receive regular training and support. Young people can also receive accreditation through the Youth Achievement Awards, John Muir Award, Saltire Award and the Duke of Edinburgh's Award.

Prior to the coronavirus outbreak, the youth clubs were supporting over 100 young people every week. Due to various restrictions put in place alongside an apprehension from parents and young people, the overall enrolled number of young people dropped. However, as restrictions are easing the numbers of young people involved are starting to increase again. With dedicated spaces at Mitchell Street Centre YVI will be able to provide a consistent youth programme for a larger number of young people. YVI is taking a cautious approach to ensure the safety of young people alongside a commitment of continued support within its capacity.

FUTURE LEADERS ACADEMY

The Future Leaders Academy (FLA) is a supplementary school aimed at BAME young people aged 5-16 years old providing a daily learning programme after-school. FLA covers 3 topics which are Arabic, Islamic studies (both accredited at GCSE level) and Life Skills. Life skills includes gardening, climate change projects, social campaigns, healthy eating, and sports development (including the Bikeability Award).

FLA currently supports 70 young people. This is restricted number due to a lack of space at our current premises and coronavirus restrictions. At Mitchell Street, FLA will be able to

support 150 young people daily with access to 10 classrooms with at least 1 teacher per classroom.

CHANGEMAKERS

ChangeMakers is an employability programme supporting young people aged 16-24 years old, with an additional programme focusing on the personal development of BAME young people. The employability programme supports young people with CV building, job searching, volunteering and interview training. ChangeMakers offers job opportunities for young people through Community Jobs Scotland and offers paid summer placements for school pupils within Yusuf Youth Initiative. The personal development programme runs discussion evenings, team building, running of campaigns, and health and wellbeing activities.

The employability element of the project is currently supporting 5 young people with employment in YYI through Community Jobs Scotland posts. ChangeMakers is supporting 4 young people during the summer holidays with paid posts focusing on youth work. Covid restrictions has currently stopped all ChangeMakers school programmes including workshops, CV building and job interview skills. However, job search opportunities and support is still available to young people remotely.

The personal development programme is currently supporting 10 young people. Covid restrictions has had an impact on this programme as ChangeMakers was previously supporting 25 young people weekly.

At Mitchell Street Centre ChangeMakers aims to support 100 young people through drop-in sessions, youth zone, and additional activities.

ENGAGE

Engage works with the BAME adult population focusing on the betterment of their physical and mental wellbeing through sports activities, skills classes, social events and discussion groups. Engage currently supports 20 adults per week through fitness classes. Covid restrictions has had a detrimental effect on this project due to the toughest restrictions and a disproportionate impact of Covid-19 on the BAME adult demographic causing concern amongst service users.³

Prior to Covid restrictions, Engage was supporting 100 adults weekly through sessions such as fitness classes, sewing, Arabic and cycling. There has always been an additional demand for Engage's services, however it has been limited due to lack of availability in hiring suitable venues, lack of suitable opening hours for said venues, and logistical difficulties due to various locations for service users. Mitchell Street Centre will allow Engage to develop a full timetable of activities designed through consultation YYI has carried out with the community.

TAUGHT BY MUHAMMAD

Taught by Muhammad (TBM) is an outreach project with a focus on tackling long term and short term poverty, social isolation, and improving community cohesion. TBM currently

³Okoye, K. and Underwood, T. (2020) *The disproportionate impact of COVID-19 on BAME communities in the UK: An urgent research priority*. Available at: <https://blogs.bmj.com/bmjgh/2020/08/25/the-disproportionate-impact-of-covid-19-on-bame-communities-in-the-uk-an-urgent-research-priority/> (Accessed: 01/07/2021)

provides lunch meals to 160 service users per week through its support cafes and also provides 240 three-day emergency food parcels per week (approx. 12,500 food parcels per annum). This high number of food parcels was in direct relation to the coronavirus pandemic and YYI anticipates this figure will remain high for the coming years due to continuous job losses, increased mental health issues and accrued personal debt. Although YYI is involved in a city wide consultation around finding more dignified approaches in supporting people with food poverty, it has been widely acknowledged that YYI has and will have to continue to support the community with emergency food parcels in the coming years.

Prior to covid-19 restrictions, TBM ran 5 support cafes supporting 300 clients per week (hot food with advice and support from partner agencies), provided 3-day emergency food parcels to 3,000 service users, community presentations tackling misconceptions about Islam and Muslims, and youth volunteering opportunities. Across all 7 high schools in Dundee, TBM provided a school chaplaincy service, ran health workshops, and pupil-led campaigns reaching out to 2,000 pupils.

At Mitchell Street Centre, YYI will run a centralised kitchen which will prepare the lunchtime meals for all its support cafes across the city. This centralised kitchen base will allow for TBM to run more support cafes across the city - including in facilities without kitchen facilities - increasing the number of people who can receive support. The Mitchell Street Centre will also run a daily support café for 40 service users, providing lunches alongside access to partner agencies.

VICTORIA GARDENS

Victoria Gardens is an urban growing, learning and social area in the West End of Dundee. YYI has signed a 25-year lease with Dundee City Council for the space which spans around 20,000 square feet. Currently there is a full-time staff member who manages the site (with the support of 9 regular volunteers) and organises the running of activities for a variety of community groups including school children from the local primary schools. At the moment no social events are being organised due to coronavirus restrictions on group sizes and public gatherings.

The project was in its infancy when the Covid-19 pandemic began which impeded on the projects growth. Running of gardening classes, attendance of regular volunteers, and contact with local community organisations was beginning to be made when restrictions prevented this from continuing. Social gatherings was a large part of the previous activities, attracting up to 100 people per event.

With the easing of restrictions and the summer approaching, activities are now resuming and organically growing in number. Plant swaps, family picnics, schools and youth gardening groups, volunteering and the selling of produce have started to resume.

The close proximity between Victoria Gardens and Mitchell Street Centre (15 minute walk) will allow for YYI to incorporate gardening, growing and outdoor learning into the weekly timetable.

BIKEIUM

Bikeium is the newest project established by YYI. Since 2015, cycling has been a strong factor in the YYI projects and with the support of Cycling Scotland allowed the purchase of 40 adult and children bikes. With 2020 seeing a huge uptake in the general public choosing to cycle

and the purchase of bikes, YVI were in a position to respond to the communities need and launched this new project.

Currently, Bikeium is carrying out around 20 community bike repairs each month by a trained and qualified bike mechanic allowing people to get their bikes back up and running. This has also led to the employment of an additional staff member who will receive formal training to becoming a qualified bike mechanic. Each week, Bikeium runs cycling classes educating children how to safely cycling on roads to actively promote cycling as a realistic form of alternative transport. There has also been the ability for community groups to hire YVI's fleet of bike to run cycling sessions for their own service users.

Within Mitchell Street Centre there will be a dedicated bike workshop to allow community bike repairs and bikes mechanics classes for the general public. The use of the car parking ground provides an excellent space for teaching children and adults how to ride a bike for the first time in a safe and secure area. Mitchell Street's central location will mean it will also serve as a good hub for the community to hire YVI's bikes and access Dundee growing Cycling Network.

MITCHELL STREET CENTRE

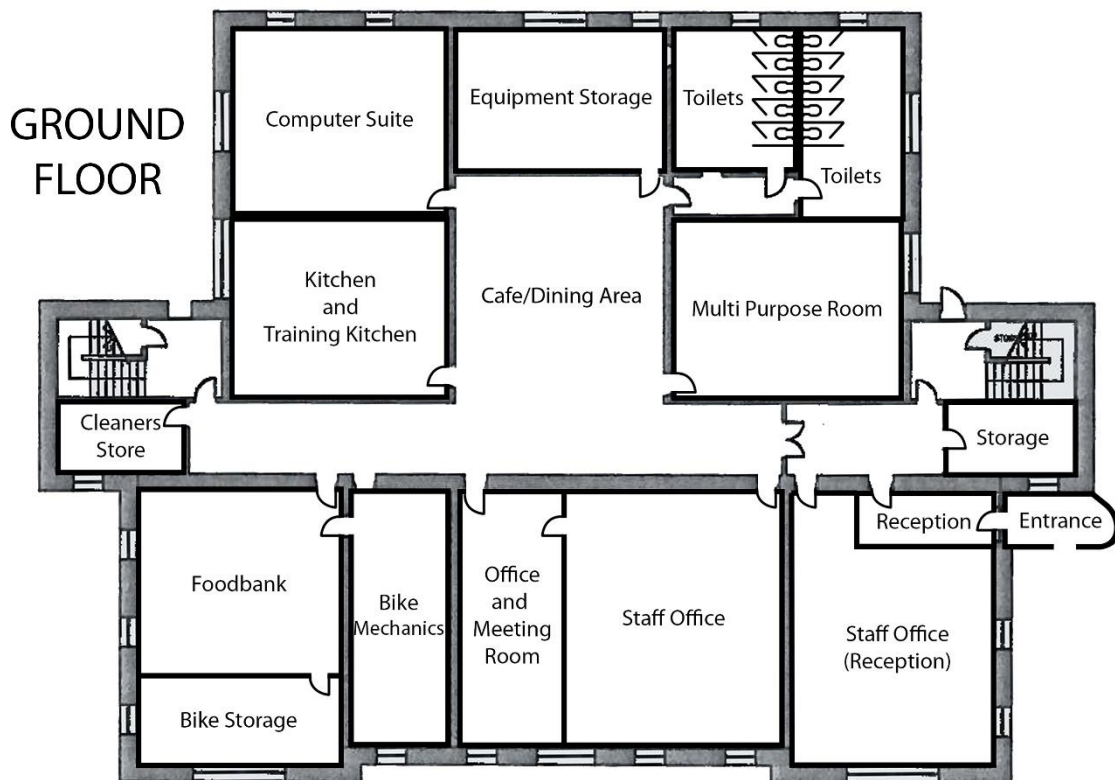
YYI'S PLAN FOR MITCHELL STREET

Mitchell Street Centre is currently being used as a community centre by Dundee City Council and this will continue to be the case under the ownership of Yusuf Youth Initiative. The structural layout of the building will remain unchanged - excluding the kitchen area on the ground floor. This current space is a small kitchen and seating area, however YYI aims to make some alterations which will see the introduction of a training kitchen and café. The rooms will keep the same style flooring with the exception of the fitness rooms on the top floor which will be fitted with sports hall flooring. Beyond these changes the only other alterations will be décor and furnishings. Full details of the financial implications of these modifications can be found in Appendix C.

As the building will continue to be run as community centre, there are no planning issues or restrictions around the use intended by YYI. This has been confirmed by the Planning Department at Dundee City Council and can viewed in Appendix H.

The new floor plans for the building are listed below.

GROUND FLOOR



Upon access to the building via the entrance, visitors enter directly into the reception area. This has a glass screen which looks directly into the 'Staff Office (Reception)'. Based within the office will be the administration staff who will take a register of who enters and exits the building for fire and safety purposes. The 'Staff Office (Reception)' will host 4 desk spaces; two administration staff computers and 2 hot-desking computers.

The 'Staff Office' will be dedicated space for the CEO, Project Managers, and hot-desking spaces for sessional staff. Joined to the office will be a meeting room for staff meetings or a private area for staff/service user meetings. This room can double as an overflow office space if required.

Bikeium will operate from the 'Bike Mechanics' room where community bike repairs and bike repair workshops will take place. YYI's fleet of bikes will be stored in the 'Bike Storage' room next door.

The 'Foodbank' room will store all of the stock relating to food parcels and where parcels are made up by volunteers for delivery. The Foodbank receives supply deliveries every week through Fareshare and John Alexander Trust ensuring that stock levels are maintained and food replenished.

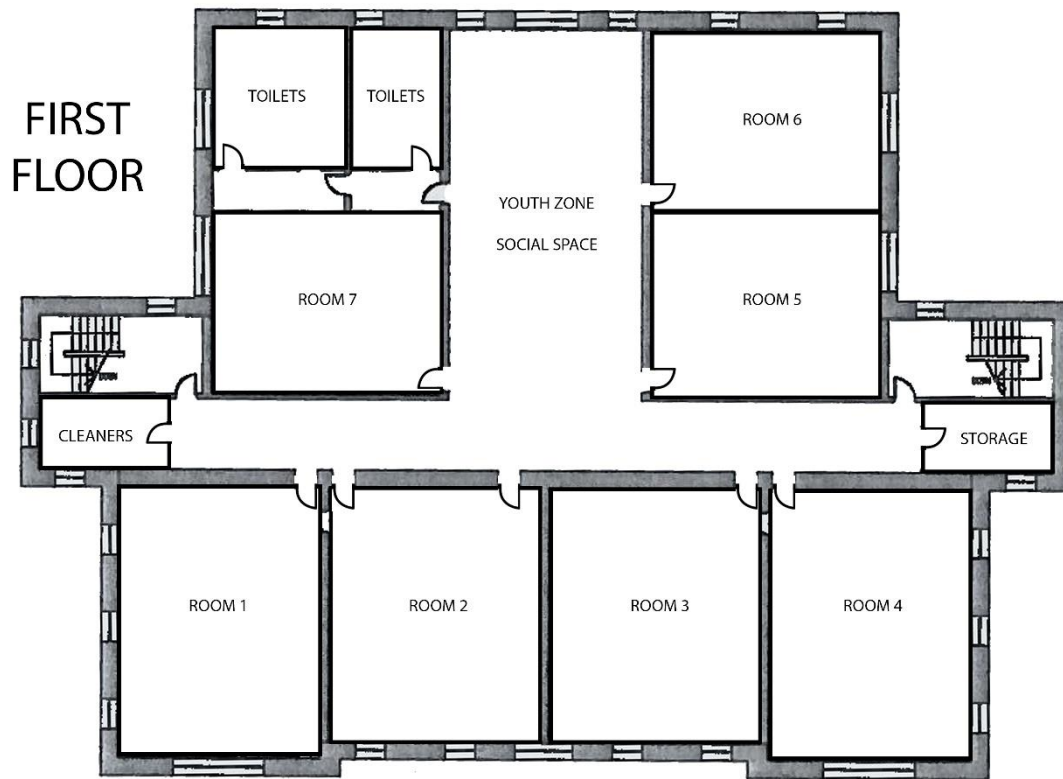
The 'Kitchen/Training Kitchen' will be used as an industrial kitchen with a large industrial cooker, industrial sink, preparation table, fridge-freezer and industrial fryer. There will be 6 individual cookers with counter space for food preparation alongside sink facilities. This space has been professionally measured out by John Alexander Scotland Ltd to ensure it meets health and safety regulations based up on room size and required space. The 'Café/Dining Area' will be open plan with folding tables and chairs.

'Equipment Storage' will stock kitchen items and general equipment. This will be over and above individual storage units in a number of the rooms across the building.

The 'Computer Suite' will be used for running IT classes, benefits advice/support sessions, alongside public use when available. The room will also support service users with projects where they require individual/group computer access.

The 'Multi-Purpose Room' will be laminated flooring to allow for a range of activities including fitness, educational, art and crafts, and additional dining space for larger events.

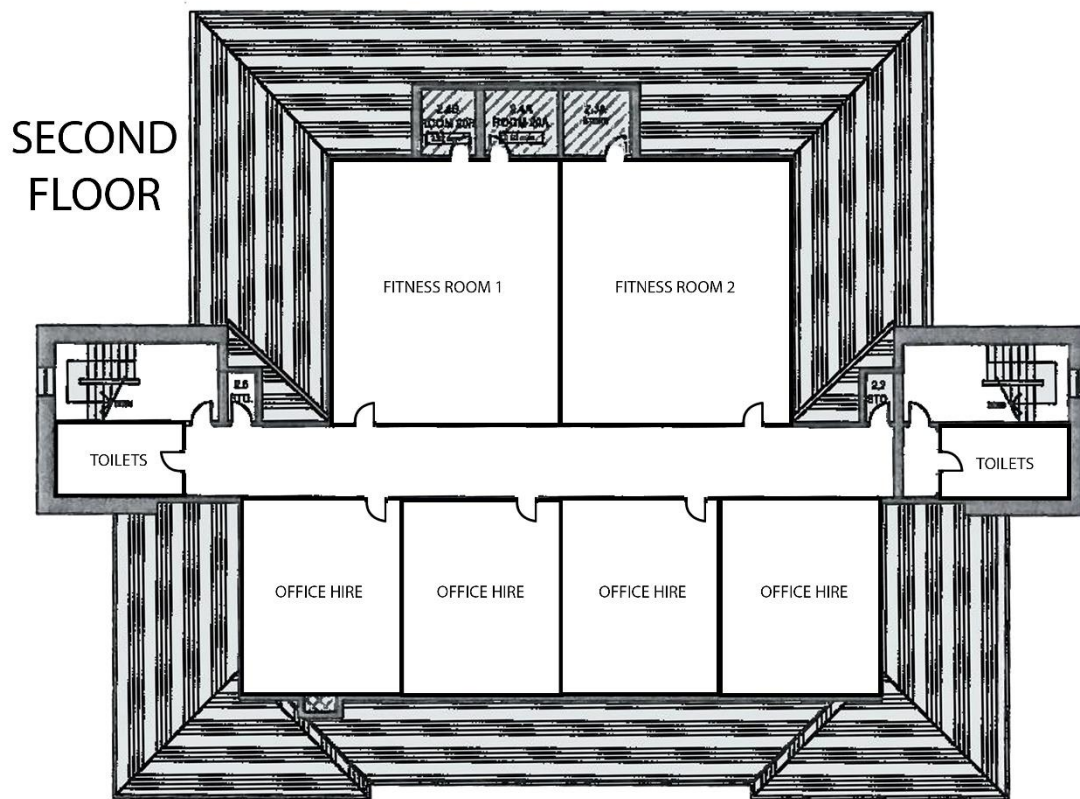
FIRST FLOOR



The First Floor will support a range of various classes in the morning and early afternoon (see timetable below). The classrooms will have tables, chairs and audio visual equipment to deliver sessions, meetings and workshops. From 4-6pm the entire space will be used for the FLA learning programme. After year 2 the 'Multi-purpose room' and 'IT suite' on the ground floor will be utilised to accommodate all the pupils.

The 'Youth Zone/Social space' will be an open plan space for young people to drop in. The area will have a table tennis table, pool table, sofas, TVs and game consoles.

SECOND FLOOR



The second floor will be a combination of office rooms for hire for individuals or small organisations. They will be serviced rooms including internet access, printer facilities, advertisement opportunities and utility costs.

The fitness rooms will be for a range of activities such as yoga, martial arts, boxercise and such like. They will also be used as multi-purpose rooms when required.

The building will be open to the public during the hours of 9am-6pm Monday to Friday, and 10am-1pm on Saturdays. There will be out-of-hours provision for specific youth and adult activities such as youth discussion evenings or fitness classes. The building will be opened by the staff member in charge of the out-of-hours activity and access to the building will be restricted to only those attending these classes.

The activities organised for the centre will be planned and coordinated by the relevant project. As an example, all adult activities will be organised by the Engage project with room bookings and sessional workers arranged through the administration staff. By having each project working towards supporting its targeted demographic this will ensure the benefit YYI provides to the whole community remains constant.

The timetable listed below depicts a standard weekday YYI will operate at the building showing how the building will be utilised and a selection of activities the community will have on offer.

Midweek Timetable												
	ROOM 1	ROOM 2	ROOM 3	ROOM 4	ROOM 5	ROOM 6	ROOM 7	IT SUITE	FITNESS ROOM 1	FITNESS ROOM 2	KITCHEN AREA	YOUTH ZONE
9-10		Available for room hire	Sing and Sign	Available for room hire		9:30-10:30 Adults Arabic	Available for room hire	Open Session				
10-11	Toddlers Messy play	Available for room hire		Available for room hire		9:30-10:30 Adults Arabic	Available for room hire	Adult computer literacy skills	Male Morning cardio	Females Morning cardio	Support Café Prep	
11-12		Available for room hire	Knitting and Crochet	Available for room hire		English for non-native speakers	Available for room hire	Open Session			Support Café Prep	
12-1	Adults Arts and crafts	Available for room hire		Available for room hire	Board games club		Available for room hire	Careers Support	Toddlers Dance		Support Café Lunch	Lunchtime Drop in/outreach

1-2	Adults Arts and crafts	Available for room hire	Book Club	Available for room hire	Board games club		Available for room hire	Computer Skills for all	Elderly Keep fit (males)	Elderly Keep fit (females)	Support Café Lunch	Lunchtime Drop in/outreach
2-3		Available for room hire		Available for room hire			Available for room hire	Open Session			2:30-4 Cooking Class	
3-4	3:30 FLA Setup	3:30 FLA Setup	3:30 FLA Setup	3:30 FLA Setup	3:30 FLA Setup	3:30 FLA Setup	3:30 FLA Setup	Open Session			2:30-4 Cooking Class	
4-5	FLA	FLA	FLA	FLA	FLA	FLA	FLA	Homework/Exam Support Drop-in	4:30-5:30 Boxing	4:30-5:30 Zumba	4:30-6 Cooking Class	FLA
5-6	FLA	FLA	FLA	FLA	FLA	FLA	FLA	Homework/Exam Support Drop-in	4:30-5:30 Boxing	4:30-5:30 Zumba	4:30-6 Cooking Class	FLA

LOCATION BENEFITS

Mitchell Street Centre is a centrally located property on the boundary of the West End Ward of Dundee making it a prime location with close proximity to the City Centre, Lochee, Maryfield and Coldsides wards. Yusuf Youth Initiative has been working in the West End Ward since its inception 16 years ago and has built strong links with community groups in the area, such as Dundee Central Mosque, Al Maktoum College, FareShare, Dundee Veteran Support, West End Youth Team, Harris Academy, St Joseph's/Victoria Park Primary Schools, Dundee University, Abertay University, and others.

YYI has a 25-year lease for a Community Garden space on Blackness Road which is within walking distance to Mitchell Street Centre. Mitchell Street Centre also has excellent public transport connections. In addition, a sizeable number of YYI's volunteers and service users come from the West End or neighbouring wards.

Mitchell Street Centre is not on the market, however upon consultation with Dundee City Council and the Asser Transfer Team, the property is not currently being used and staff/services are unlikely to return to the premises. This means Mitchell Street Centre will become surplus to council requirements.

BUILDING BENEFITS

Mitchell Street Centre has been an active community centre with facilities kept to a high standard. Any refurbishments will be minimal with no significant changes to the internal layout. The centre has up-to-date maintenance logs for fire extinguishers, boiler maintenance and fire alarms. All doors and windows are compliant and in line with existing regulations. There is wired internet ports throughout the building and the heating system is in good working order. At 2,043m², YYI aims for 100% utilisation on the ground floor within 6 months of entry, with incremental utilisation of 50-100% for the remaining floors within a 5-year period. The building has the added benefit of an accessibility ramp, a multipurpose ground floor space, large rooms and sufficient toilets for a community use.

YYI currently rents two separate premises for office space and activities. The premises on Bellfield Street is on a 12-month rolling contract and the premises on Dunsinane Avenue is on a 3-month rolling contract. The Dunsinane Avenue premises have recently been sold to new owners and YYI's tenancy is uncertain. Both of these premises are limited in size and on short term leases meaning any significant refurbishment plans to expand YYI's services cannot be undertaken.

Through years of community consultation there has been an ongoing demand for YYI to run its services from a single location with 73% of respondents from the latest survey stating this was an important issue for them. Parents identified that a single based location would encourage their child to take part in more activities and also give an opportunity for the parents to take part in an activity at the same time. From the survey, 51% of respondents stated a single building will allow better promotion of YYI's activities and services which in turn will increase service user participation. Another important factor stated by service users was for the building to have more personal space within classes (47%). Mitchell Street Centre is a highly suitable building which meets all the above requirements of YYI.

From a management perspective, running an organisation from a single location will improve staff management, streamline logistics, better management of assets and resources, and reduce duplication of costs.

SERVICES BENEFITS

At present, YYI has limited space at its current rented properties and therefore has constraints in what it can deliver. This results in the need to rely on external sites or restrict activities due venue costs, lack of suitable timings, and unavailability. Mitchell Street Centre will provide a dedicated space with a timing schedule set by YYI that suits the needs of its service users. Mitchell Street Centre will not incur additional venue booking costs which will be a cost saving measure.

At Mitchell Street Centre, YYI will have an industrial kitchen to coordinate and grow its Support Cafés and Curry Kitchen provision across the city. At the moment, cooking is done on site at the Community Centres but this cuts into service delivery time. Furthermore, some of the sites do not have cooking facilities and requires double booking Community Centres for additional cooking. Mitchell Street Centre's centralised kitchen alongside food safe transport methods will allow YYI's service users to increase to 500 per week for the cafes.

The lack of facilities or availability in booking suitable kitchens in Dundee has been an ongoing issue and limited YYI's budget cooking course provision. In 2018, the provision came to a halt as there was no availability in training kitchens in the City yet the service user demand was high. At Mitchell Street Centre, YYI's dedicated kitchen will have training facilities which would mean we could resume our in-house Budget Cooking Classes. Conversations are underway with Dundee City Council and partners about tackling poverty in relation to teaching people how to cook healthy on a budget. YYI are REHIS accredited and have experience in delivering budget cooking courses based around the NHS Cook-it programme.

The on-site café will sell meals for staff, volunteers and service users. The café will also run as a Support Café during lunchtime hours providing free meals for those in need. This will allow supporting of a diverse client group through the advice and support provision in partnership with other agencies.

YYI has been providing youth work for 16 years through the Youth Clubs, FLA and ChangeMakers Projects. This is a fantastic development programme but lacks a space in increasing activities and user base due to limited venue capacity. In addition, there is no space where young people can drop in and feel safe. The Bellfield Street facilities are set out to accommodate young children making it unsuitable for older children. Dunsinane Avenue facilities does not have any suitable space for children as it is office and warehouse space. Mitchell Street Centre has the capacity to provide space to increase activity provision and attract more young people. There will also be a Youth Zone on the first floor where young people from the BAME and local community can drop-in to a safe and familiar venue; one they can develop an emotional connection with and call their own.

Currently there is no suitable space for adults to attend classes within YYI's current facilities. All venues need to be hired and have limited availability, especially with YYIs growing requirements. This limits the number of service user that access the services. It is important to note that many of YYI's service users do not access mainstream provision due to a number of

factors including cultural and religious sensitivities. Mitchell Street Centre will allow for more activities to run for adults and provide suitable times according to group needs.

As an accessible property, there are no barriers to entry for people with disabilities or mobility issues to access services at the Mitchell Street Centre.

A major barrier identified by YYI is that parents spend a lot of their time moving from one location to another dropping off and collecting their children. For example, YYI's boxing class runs from a gym in Dundee East and YYI's archery sessions running from Victoria Gardens in Dundee West. These locations are 15 minutes' drive apart and often account for an hours commute time for parents. In some instances the commute is not practically possible for parents who rely on public transport and this results in a barrier where their children cannot take part. Feedback shows that parents would prefer to use the hour to engage in an activity (whilst their kids are taking part in their activity) thus increasing YYI's adult provision. This would only be possible when the majority of YYI's services operate from one location.

Having a dedicated space gives exposure to other activities and services and by incorporating a monthly membership plan we will encourage service users to use our services more often. Having our dedicated space also means we can refurbish the facility to our specification and needs to cater for the needs of our growing service user base.

COMMUNITY NEED AND SUPPORT FOR SERVICE INCREASE

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] YVI 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 YVI Youth Clubs. The discussion included highlighting issues with current facilities and improvements they would like to see at any future YVI facility. YVI 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 YVI 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 YVI'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.

LOCAL COMMUNITY CONSULTATION

The immediate residents surrounding Mitchell Street Centre have been notified of this asset transfer. Letters were put through individual household letter boxes and notices regarding the asset transfer request were put up on the fencing of Mitchell Street Centre. General information about the transfer was included within the letter along a website link to the YVI Business Plan for more detailed information. Residents were requested to email a dedicated email account with any questions, queries or concerns that they may have. This consultation is ongoing and all email correspondence from residents will be forwards to Dundee City Council Asset transfer team soon after the 27th August 2021 (which is the consultation closing date).

A copy of this notice can be seen in Appendix I.

ECONOMIC BENEFITS FOR THE WEST END AND WIDER DUNDEE POPULATION

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%⁴ which is greater than the Scottish national average at 4.2%⁵. 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."⁶

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 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 annum⁷ and YYI's monthly social events will aim to raise a minimum of £18,000 per annum⁸. 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

⁴ 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

⁵ Office for National Statistics (2021) *LFS: ILO unemployment rate: Scotland* Available at: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/unemployment/timeseries/ycnn/lms> Accessed: 01/07/2021

⁶ 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

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

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

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 years⁹ (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 costs¹⁰. 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.

⁹ This is the income excluding regular donation/standing orders and grants

¹⁰ See Appendix E

REGENERATION BENEFITS FOR THE WEST END AND WIDER DUNDEE POPULATION

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%¹¹. 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 youth sessions - creating a safer environment for young people - diverting them away from factors that often results in anti-social behaviour and crime. YYI will work

¹¹ 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

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.

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

COVID was a challenge and in Mid-March YYI 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, YYI 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.

HEALTH BENEFITS FOR THE WEST END AND WIDER DUNDEE POPULATION

Poor physical health contributes to poor mental wellbeing. 66% of Scotland's population aged 16+ are overweight including 29% which are obese¹². In particular to the South-Asian community (circa 60% of Dundee's BAME population), diabetes and heart conditions are particularly high¹³. 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, YYI 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, YYI will run at least 25 weekly adult programmes supporting 400 people with activities ranging from cooking, fitness, yoga,

¹² 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

¹³ British Heart Foundation (Unknown) *South Asian Background* Available at: <https://www.bhf.org.uk/informationsupport/risk-factors/ethnicity/south-asian-background> Accessed: 01/07/2021

Arabic, martial arts, and crochet from the centre. Through a recent survey¹⁴ (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.

SOCIAL WELLBEING BENEFITS FOR THE WEST END AND WIDER DUNDEE POPULATION

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 year¹⁵. 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 survey¹⁶ 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 providing a range of services throughout the week in

¹⁴ See Appendix E

¹⁵ Scottish Government (Unknown) *Mental Health* Available at: <https://www.gov.scot/policies/mental-health/> Accessed: 01/07/2021

¹⁶ See Appendix G

the form of physical activities, social events and discussions evenings. YVI will also work with mental health partners in providing professional support to YVI's users.

SOCIAL COHESION

Dundee has a diverse community and YVI 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 YVI 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.

YVI 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 YVI will increase participation of the wider non-Muslim community at its events and activities.

STRENGTHENING THE FAMILY UNIT

YVI 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.

YVI will engage with qualified professionals, key organisations, and utilise YVI'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.

YVI 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 YVI'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. YVI is committed to providing a holistic approach to the young people we engage with on a weekly basis.

YVI 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.

ENVIRONMENTAL BENEFITS FOR THE WEST END AND DUNDEE

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.

REDUCING INEQUALITY WITHIN THE WEST END AND WIDER DUNDEE POPULATION

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 poverty¹⁷. Economic and social inequalities often undermines social cohesion, creates gaps in education, 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 YYI actively achieves this through the implementation of educational and youth development programmes, employability training in schools, alongside

¹⁷ 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

opportunities of summer placements and job opportunities. YYI 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 employment¹⁸. 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, YYI aims to make them more employable through providing volunteering and training opportunities to support them into getting employment. YYI 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. YYI 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, YYI aims to decrease these diseases amongst minority individuals. By providing services that cater for religious and cultural sensitivities, YYI will significantly increase uptake in health activities amongst the minority population.

¹⁸ 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

ABILITY TO DELIVER PROPOSALS

MANAGEMENT AND MAINTENANCE OF THE BUILDING

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. YVI will have commercial bins on site to ensure the building is clean and that refuse is disposed appropriately.

TRACK RECORD OF CONTINUED SUCCESS

Yusuf Youth Initiative has been operating in Dundee for 16 years with a growing track record of service delivery with a targeted reach of the BAME community. YVI is the largest BAME youth work provider in the City and a key organisation in supporting minority adults in the City. In 2020-21, YVI received £318,746 in grant funding and £84,328 (£65,000 reserved for refurbishment costs) in donations. YVI has existing income streams that are currently limited due to lack of space, however this will increase at Mitchell Street Centre. Over the last 8 years YVI has grown from an individual youth project to 7 community focused projects with a team of 25 staff members. The growth at Mitchell Street will build on existing projects and projected outcomes that are both meaningful and achievable.

REACH

YVI has built strong community support with 400 active member's pre-Covid. This is equivalent to almost 10% of our targeted BAME population in Dundee. Over the last 5 years YVI has carried out several community consultations. The most recent¹⁹ was carried out in 2021 with 350 plus responses. There was an overwhelming majority (96%) of people who supported a centralised location for all our services. 98% said they would benefit from YVI growing and expanding its services.

SCOPING/COSTINGS

YVI has carried out several site visits at Mitchell Street Centre with engineers, contractors, property developers and businessmen. YVI received a survey by John Alexander Scotland Ltd who inspected the site and provided costings which included initial refurbishment and projected maintenance issues over a 10 year period (see Appendix C).

¹⁹ See Appendix E

YYI has been in touch with Keep Scotland Beautiful and the Climate Challenge Fund about grants for installing solar panels and renewable gas/water supplies. This will be furthered once YYI secure a permanent site. YYI has allocated and secured £65,000 for refurbishment (including contingency for unforeseen costs) and £50,000 for project and building maintenance contingency budgets.

GROWTH/SUSTAINABILITY

At Mitchell Street Centre YYI is looking to further diversify its income streams from increased memberships, venue hire, office hire, catering, bike mechanics and events. YYI will also utilise its membership with Dundee Social Enterprise network to promote its resources to charities and community groups in Dundee. This will make YYI less reliant on grant funding although this will be a continuous channel for the organisation.

YYI has a long and positive track record of grant-funding with £238,804 in 2017-18, £219,204 in 2018-19, £196,285 in 2019-20, and £318,646 in 2020-21 received over the years. Based upon these figures, the future projection of grant funding over the next 5 years is estimated at £200,000 per annum. This annual figure is at the lower end of the estimated annual grant funding as newly established relationships with the Rank Foundation Network and Northwood Trust - alongside existing relationships with Robertson Trust, the National Lottery, and the Gannochy Trust - YYI aims to exceed these projections.

LEADERSHIP AND GOVERNANCE

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. YYI is in the final stages of completing its Good Governance Award, which ensures governance and practice is in place. YYI 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 YYI 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. YYI 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 YYI aims to increase its membership base allowing for it to have a more diverse and skilled based board of trustees.

YYI has also established a 'YYI 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 YYI Board and the CEO on a regular basis to ensure that building standards and regulations are being met.

RISK MANAGEMENT AND MITIGATIONS

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 funding	Projects run from Mitchell Street Centre	Current projects could shut down, new projects not be started	<ol style="list-style-type: none"> 1. Robust financial management with the Management Committee in close control 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 closing	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 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. Copy of building maintenance backlog to be received from Dundee City Council. 2. Full survey to be carried out before asset transfer 3. A £65,000 budget has been set aside for immediate refurbishment and repair work (which includes a 10% contingency spend). In addition to this, £50,000 budget has also been set aside for any unforeseen repair and maintenance costs. 4. Cost of any works required to be factored into financial projections 5. Maintenance checks to be carried out monthly 6. 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

COUNCIL ALTERNATIVE TO YVI RUNNING THE BUILDING

As part of the current Asset transfer request, YVI has been in regular contact with the Asset Transfer Team at Dundee City Council. The advice is that the building is currently not being used (due to COVID) and that staff/services are unlikely to return back to the building. Instead the Dundee City Council services at Mitchell Street Centre are due to move to other locations. This will mean that Mitchell Street Centre will become surplus to Council requirements. The running costs of the building are circa £92,849 for the Council (based on 2019-20 figures) and these will largely be paid even whilst the building is empty. The YVI proposal to take over the premises will ensure that activity continues in the building and that YVI is able to bring additionally to Mitchell Street Centre and Dundee as a whole.

FINANCIAL ASSESSMENT AND SUSTAINABILITY

YVI has submitted a request to purchase the Mitchell Street Centre and its adjoining land at a nominal price of £1 under the Community Asset transfer scheme available for charities. The justification for this figure is to allow for the legal purchase of Mitchell Street Centre while ensuring the limited funds available to YVI are put directly into the running of its services and benefiting the local community. By increasing the amount YVI is to pay for the building will directly impact YVI's running of its services due to funds being directed for a capital purchase and a lesser budget for refurbishment costs – resulting in longer lead times in outcomes being achieved due to delays in funding to begin renovation work. Therefore it is in the best interest of YVI and the community's that a lower financial sum is offered but a larger social output can be generated in its place. This in turn will also benefit Dundee City Council as a higher social output will benefit residents of Dundee placing less reliance on statutory services. The social benefit YVI aims to generate is in excess of £9million social value per year by year 5.²⁰ In addition to the amount paid, there will be a saving of over £90,000 per annum by Dundee City Council through the removal of rates, ongoing maintenance and service costs associated with Mitchell Street Centre. All of these costs will be undertaken by YVI.

YVI has secured £65,000 for refurbishment, £35,000 three-month contingency for project funding, and £50,000 allocated for ongoing maintenance. These funds will be replenished annually to ensure we are maintaining the target within its restricted reserves. An expected closing balance at the end of year 5 of £359,257 will ensure that the budgets are being maintained.

YVI envisions a more self-sustaining model with multiple income streams it can generate from Mitchell Street Centre. YVI will aim from generating 18% self-generated income in year 1 to 64% at the end of year 5 illustrated in the financial plan (see Appendix A). YVI aims to raise to £200,000 in grant funding each year calculated as an average over several years.²¹ Mitchell Street will open up further opportunities in the future but also streamline costs by operating from one venue.

Running costs of Mitchell Street Centre are estimated to be £35,000 per annum. This estimation is based upon Dundee City Council running costs figures of £29,746 per annum - which excludes business rates and council related maintenance contracts. YVI already generates excess of £35,000 through membership fees and regular standing order donations. This will mean that the core costs of running the building will not be reliant on grant funding.

²⁰ See Appendix B for more details

²¹ For more detail on the grant funding, see Appendix J

Grant funding will only be used for delivery of the projects. Any potential shortfall in grant funding would only affect the delivery of that specific project or activity.

YYI's £200,000 grant funding target will be made up of £45,000 for its anti-poverty work in the City. Over the last 8 years YYI has received an average of £25,000 per annum from the Regeneration Forums and in 2020-21 YYI received over £30,000 from the Rank Foundation, SCVO and others to help deliver outcomes in regeneration wards across the City. YYI is currently a partner into the Food Insecurity Network around developing a strategy to tackling poverty in the City.

As a key BAME youth work provider in the City we regularly attract approximately £100,000 to support the delivery of our Youth programmes and youth apprenticeships. YYI is an active member of Youth Scotland, Dundee Youth Work Network, and Youth Link Scotland. Over the years YYI has received funding from the Young Start Grant, Robertson Trust, the Gannochy Trust, and Community Jobs Scotland.

Additionally, YYI aims to raise a further £30,000 per annum to deliver minority adult provision around mental and physical wellbeing. YYI receives ongoing support from Foundation Scotland, Corra Foundation, Henry Duncan Foundation and others.

In line with YYI's strategic plans to reduce carbon emissions alongside improving health and wellbeing in the City, YYI aims to raise £30,000 per annum for our Bikeium and Victoria Garden projects. Previous support has included Keep Scotland Beautiful, Cycling Scotland, Cycling UK, NHS Community Innovation Fund, Henry Duncan fund and others.

APPENDIXES

APPENDIX A – FINANCIALS

	Sept 2021- April 2022 ²²	2022-23	2023-24	2024-25	2025-26	Targets	Costs
Opening Balance	175000	99780	141585	197379	275313		
Income							
Regular donations/Standing Orders	6500	16000	16500	19000	20000		
Grants	45,000	200,000	200,000	200,000	200,000		
FLA After-School - Fees	12950	33300	40700	48100	55500	70 - 150 pupils paying £10 per week (37 weeks) over the 5 year period	
Youth Club - Fees	4200	12000	14400	18000	18000	70 - 150 pupils paying £10 per month (50 weeks) over the 5 year period	
Office/Room Hire	0	8000	16000	20000	24000	4 office spaces @£500 per month or £100 per month per desk	
Income from Adult Classes	3750	30000	45000	60000	60000	100-400 people/£3 per session/50 weeks	
Private Room Hire	600	15000	15000	22500	22500	5-30 hours of bookings per week Charged at approx £15 per hour	
income from Victoria Garden	300	600	900	1200	1500	fruit produce, teas and community event	
Income from bikeium	3500	8400	9240	10500	10500	Bike repair charges to customers. £35 per service	
Café/Catering	2500	20000	30000	40000	48000	Café for staff/service users, monthly events	
Total Income	79300	343300	387740	439300	460000		

²² Expected Entry Date Sept 2021 – First year costings reflect this entry date

Expenditure							
Staff cost (gross)							
Chief Executive Officer	17500	35000	36000	36000	37000	1x full time	
Executive Assistant/admin	7125	24700	24700	24700	24700	2 x 25 hrs per week	£9.50 per hour
Kitchen staff	3800	12350	14820	18525	18525	20-37.5hrs per week	£9.50 per hour
Cleaner	4500	9880	11856	11856	11856	20-24hrs per week	£9.50 per hour
TBM Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
Support Café Coordinator	4750	9880	14820	14820	14820	20-30hrs per week	£9.50 per hour
FLA Project Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
FLA sessional staff	9000	22800	26600	34200	38000	5-10 sessional staff per week	£9.50 per hour
Youth Club Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
Sessional staff	1235	2375	2850	3800	4750	5-10 sessional staff per week	£9.50 per hour
ChangeMakers Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
Youth Apprenticeships	17550	21060	23400	25740	28080	Variable hours depending upon funding	£9 per hour
Engage Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
Adult Sessions Sessional Staff	1900	6650	9500	12825	12825	8-27 sessions per week	£9.50 per hour
Victoria Garden Manager	6000	12000	13000	14000	14000	20-24hrs per week	£23,000 pro rata
Bikeium Manger	6000	12000	12000	12000	12000	20hrs per week	£23,000 pro rata
Building insurance/maintenance contracts	3000	6000	6000	6000	6000		
Utilities (Gas/Electric/Water)	15000	26000	26000	27000	27000		
Phone/Internet	360	1200	1200	1200	1200		
Project costs							
Taught by Muhammad	7500	10000	10000	10000	10000	Food items for support café/foodbank	
Future Leaders Academy	1000	2000	2000	2000	2000	materials for running classes	
ChangeMakers	1000	2000	2000	2000	2000	Materials for youth sessions	

YYI Youth	2000	4000	4000	4000	4000	Materials for youth sessions	
YYI garden	200	400	500	500	600	Seeds, compost, materials and utility costs	
Bikeium	600	1200	1200	1200	1200	service parts	
Engage Project	500	500	500	500	500	materials for adult sessions	
Catering/Kitchen	1000	6500	10000	13500	20000	food/preparation items for café/events	
HMRC	10000	10000	10000	10000	10000		
NEST Pension	3000	3000	4000	5000	5000		
Total Expenditure	154520	301495	331946	361366	376056		
Closing Balance	99780	141585	197379	275313	359257		
Self Sufficiency from income generation	17.99%	42.22%	51.59%	60.96%	63.82%		

NOT INCLUDED IN THE ABOVE - All monies below are currently secured and reserved

Three-month contingency £35,000

Refurbishment Budget £65,000

Maintenance Budget £50,000

APPENDIX B – SOCIAL VALUATION FOR YUI AT MITCHELL STREET CENTRE

The assessment of non-financial benefits brought by an organisation is recognized as a difficult task due to the lack of a standardized valuation model. The Scottish Government brought together a Short-Life Working Group to look at the issues of Valuation and Assessment of Non-Financial Benefits to support Authorities in achieving the 'best value' for the asset transfer. Chapter 13 of the Community Empowerment (Scotland) Act 2015: Community Transfer Bodies' Guidance sets out the criteria for assessing the Best Value for the community transfer body, however it does not allow a financial valuation to be produced of non-financial benefits, nor does it provide practical guidance to obtaining one.

One method of non-financial valuation was developed by Youthlink Scotland where the total amount spent by an organization on youth work equates to at least 7 times the financial return in social value. Yusuf Youth Initiative have demonstrated this method on p3 of the Business Plan to show the non-financial benefit of their youth club activities. Where this model works for the assessment of Youth Work, it cannot be applied to a dynamic community organization as a whole as it was not created for this purpose.

One model which does lend itself to providing an accurate non-financial assessment of an organisation is the 'Wellbeing Valuation Approach'.²³ The Wellbeing Valuation Approach uses figures from a Social Value Bank to provide a financial value to a certain activity or outcome. The figures in the Social Value Bank are from "large national surveys to isolate the effect of a particular factor on a person's wellbeing. Analysis then reveals the equivalent amount of money needed to increase someone's wellbeing by the same amount."²⁴

This approach has been used in a report by AMION Consulting to calculate the value of Youth Zones. The report values the financial cost of constructing 3 new youth centres in Manchester, Oldham and Wigan against the social value generated by each new centre. In relation to the Wellbeing Valuation Approach, the report states:

*"The main advantage of Wellbeing Valuation is that the values contained within the Social Value Bank are consistent and robust. Wellbeing Valuation is in HM Treasury's Green Book – the UK Government's core guide to policy appraisal and evaluation – as a method for placing values on things that do not have a market value through being bought and sold. It is increasingly being used a range of leading authorities and central government departments (including the Department for Business, Innovation and Skills, the Department for Culture, Media and Sport, the Department for Work and Pensions, HM Treasury and the Department for Communities and Local Government)."*²⁵

A small selection of average financial values from the Social Value Bank are included below²⁶.

²³ Trotter, L., Vine, J., Leach, M. and Fujiwara, D. *Measuring the Social Impact of Community Investment: A Guide to using the Wellbeing Valuation Approach* (London: HACT, 2014) Available from <https://www.hact.org.uk/sites/default/files/uploads/Archives/2014/3/MeasuringSocialImpactHACT2014.pdf>

²⁴ AMION Consulting. *OnSide Youth Zones; Defining the Impact of a Youth Zone Final Report* (Liverpool, 2015: p28)

Available from <http://www.socialvalueuk.org/app/uploads/2016/03/OnSide-Defining-the-Impact-of-a-Youth-Zone-Final-with-exec-summary-M....pdf> (27/02/20)

²⁵ AMION Consulting, *op. cit.*

²⁶ Trotter et al., *op. cit.*, p14-15

Outcome Average Value	(per person per year)
Full time employment	£10,767
Part Time employment	£1,229
Regular volunteering	£2,357
Feel belonging to neighbourhood	£3,753
Go to youth club	£2,300
Frequent mild exercise	£3,537

This is a powerful tool which provides financial values of a wide range non-financial benefits. Even though the tool does not cover every possible non-financial benefit an organization can bring, it does allow an accurate representation of social output where an approximate monetary value can be obtained.

Below is the social value calculated for YYI activities at Mitchell Street Centre.

YYI Activity	Annual Budget	Outcome/Value	Average Person Value	Number of beneficiaries	Overall Social Impact (minus deadweight)	Net Benefit
Employment (FT)	£35,000	Full Time Employment	£14,433	1	12,268	-£22,732
Employment (PT)	£221,476	Part Time Employment	£1,229	30	29,996	-£191,480
Apprenticeships	£28,080	Apprenticeship	£2,353	6	8,955	-£19,125
Business Incubator	-	Self-Employed	£11,588	20	196,137	£196,137
Youth Work	£8,000	Go to youth clubs	£2,300	400	798,435	£790,435
Volunteering	-	Regular Volunteering	£3,249	200	518,159	£518,159
Employment Support	-	General training for job	£1,567	200	527,542	£257,542
Support Café Services	-	Able to obtain advice locally	£2,456	1,500	2,402,397	£2,402,397
Food Parcels	£100,000	Emergency relief services	£98	12,500	1,225,000	£1,125,000
Gardening Classes	-	Gardening	£1,411	100	118,512	£118,512
Adult Classes	-	Hobbies	£1,515	400	474,050	£474,050
Monthly Community Events	-	Member of a Social Group	£1,850	150	224,728	£224,728
Positive mental and physical health outputs	-	Good Overall Health	£20,141	200	2,907,348	£2,907,348

Social Value Analysis	Annual Overall Social Impact	Budget : Social Impact	Annual Net Benefit
	£9,173,527	1:23	£8,780,971

The above Social Valuation shows an approximate £9,173,527 of non-financial benefit that this YYI will bring per annum once the centre is in full use. The above model allows for other factors to be included into the non-financial benefit, however this has not been include into YYI's valuation due to evidence only able to be obtained from service user survey after outcomes after the community has been carried out. These additional benefits include such things as reduction in anti-social behaviour, feeling more belonging to a neighbourhood, reduction in anxiety/depression, and increase in confidence. Each of these factors would increase the social value of YYI by a considerable factor. Other non-financial benefits were not included in the valuation due to a lack of appropriate category to list the outcome under. An example of this is the budget cooking classes which will increase financial budgeting – yet the "Outcome/Value" category best describing this would be "debt free", "able to save regularly", or "financial comfort". These categories do not accurately represent what would be achieve and therefore the financial value attached through the Social Value Bank would not reliable.

If YYI was to take the full impact of its services using pervious service user data to inform the potential of all achieved outcomes at Mitchell Street Centre then the social value would be approximately £27million per annum. This seem a large financial figure, yet YYI engages with approximately 20,000 people per year through its full range of services (12,500 through food parcels, 2000 through support cafes, 2000 through school engagement, 1000 through youth and adult services, and 5000 through large scale social events) and has regular ongoing engagement with 2000 of these service users on a regular basis. In turn, this produces a social value between £1,350 and £13,500 per person per annum.

Quotation

To

YYI
Mitchell Street
Dundee

Job Description: As seen and described below.

We suggest you get access to the maintenance plan for the building. Some work appears to have been carried out and updated regularly however there are many parts which appear to have been left. This provides a record of work which has been done and what has not.

External Works

Roof:

A survey of the roof is required.

Provisional cost: £500-£1000

Gutters:

Cleaned out

Checked and resealed

Cherry picker (included in cost)

Cost: £2000.00

Soffits:

Check when last maintained.

Decoration costs: Prepare, check, replace rotten soffits, undercoat and gloss

Cost: £10,200.00

Downpipes:

Various needing replaced

Provisional cost: £1200.00

Windows:

Check and replace rotten parts (wood only)

Cherry picker (included in cost)

Provisional cost: £3000.00

Decoration of windows:

Prepare, prime, undercoat and gloss

Cherry picker (included in price)

(around 4-6 weeks delay)

Cost: £13,200.00

Handrails around building (not railings)

Prepare, undercoat and gloss

Cost: £1200.00

Internal Works

Kitchen:

Extractor fan

Provisional cost: £3000.00

New kitchen:

Drawings required.

As no drawings or plans have been provided we would work on a day rate.

Cost: £200.00 per day per trade

Downstairs:

Removal of windows to create a larger downstairs area

Provisional cost: £2800.00

Fitness Room:

Strip out and dispose of carpets

Fit commercial flooring

Cost: £3200.00 depending on grade of flooring / can get cheaper

Stairwell:

Area is damp

Decoration to wall

Cost: £180.00

Floor 2

Lighting:

There are 4 different types of lighting. Some of the lighting is a straightforward replacement. There are, however, CAT 2 lighting under the DSE Regulations 1992. Further information is required about the use of the room and the activities carried out in it to further advise on the appropriate lighting.

A cost of £50 to supply and sit new LED per unit.

Any unforeseen work would be charged at a day rate: £200.00 per day

Please note: there are over 100 lights per level so costs can add up once a definitive number is calculated.

Boiler:

We are still awaiting on the boiler/gas company providing us with costs.

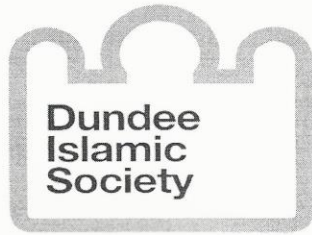
This is a large scale commercial boiler which is a large job to replace boiler. The boiler appears to look well maintained however maintenance records are required to confirm this.

We have only been able to provide provisional costs for some of the works due to the unknown full extent of the work which needs carried out. These costs can vary depending on review of the maintenance plan and any surveys which are required.

This is an initial costing, and we anticipate further costings to arise. We will not be in the position to give an estimate in further costings until initial works have commenced.

We would suggest you have sufficient funds in place to cover the initial provisional costs plus an additional contingency to cover further costs once work has begun.

APPENDIX D – LETTERS OF SUPPORT



Dundee Central Mosque

7th May 2021

To whom it may concern

Dundee Islamic Society has been in support of Yusuf Youth Initiative since its inception in 2004. There has been a strong collaboration between the two organisations over the years in support of the Muslim and wider community of Dundee.

We value the work Yusuf Youth Initiative does in Dundee for the entire community. Their service to young people, adults and the elder community is welcomed and we support them in any way we can. We would like to show support to Yusuf Youth Initiative to acquire Mitchell Street Centre and wish them well for the future.

Kind Regards

Iftekhar Yaqub

President

Dundee Central Mosque

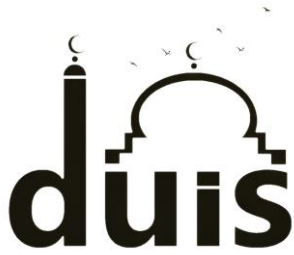
6 MILN STREET, DUNDEE DD1 5BZ

Phone 01382 220765

email info@dundeeislamicsociety.com

www.dundeeislamicsociety.com

Dundee Islamic Society is a registered charity in Scotland SCO07413



UNIVERSITY OF DUNDEE

NETHERGATE DD1 4HP duis@dundee.ac.uk

3 AIRLIE PLACE

Dear Sir/ Madam

We would like to thank Yusuf Youth Initiative for their continued support and integration in numerous campaigns and projects throughout the years. We have found Yusuf Youth Initiative to be reliable, creative and helpful with the intent to improve community relation within Dundee. The amount of support and advice given to us, which has helped us to increase and reach new members as a society, is something which is priceless. We are confident that if Yusuf Youth Initiative secures a new and larger site, they would be able to aid us in many more campaigns in and around Dundee. We wish them all the best for any future projects along with the acquisition of new premises in Mitchell Street Centre.

Kind Regards

Dundee University Islamic Society (DUIS)





DUNDEE BAIRNS

FUN & FOOD PROGRAMME

c/o Dorward, 4 Norrie Street, Broughty Ferry, Dundee, DD5 2SD. Tel: 01382739006 Mob: 07946646022
SCO 47425

Chairman,
Dundee Bairns
101 Whitfield Drive
DUNDEE
DD4 0DX

Date: 30th April 2021

Dear Sir/Madam

Yusuf Youth Initiative

I am writing to support the application for Yusuf Youth Initiative (YYI) regarding a potential Community Asset Transfer for Mitchell Street Centre.

Dundee Bairns as a child food poverty in Dundee has worked in partnership with Taught by Muhammad on the delivery of breakfasts and lunches to many needy families and children in the most deprived areas in Dundee.

The services that YYI and Taught by Mohammed provide in our City are invaluable to local communities in assisting vulnerable people in times of need.

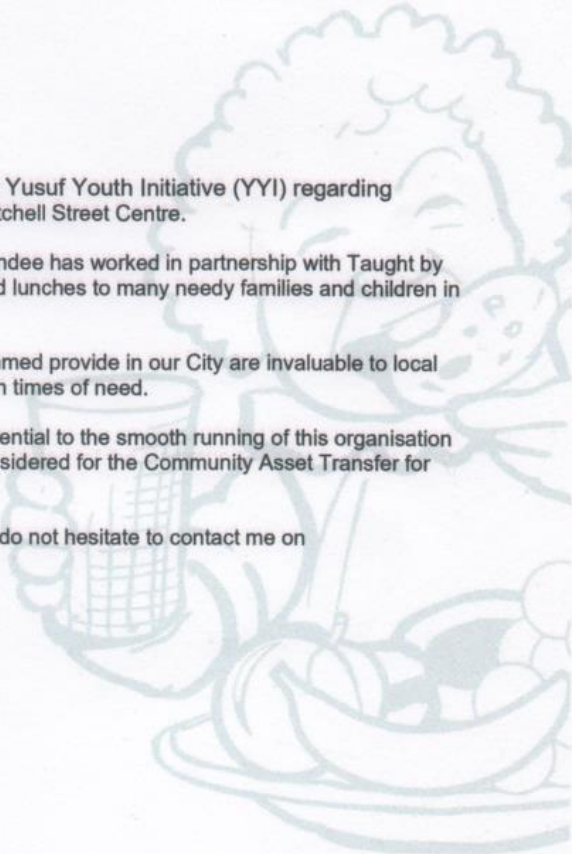
Having a larger more permanent base is essential to the smooth running of this organisation and I would be delighted if they could be considered for the Community Asset Transfer for Mitchell Street Centre.

If you require any further assistance, please do not hesitate to contact me on dundeebairns@gmail.com or 07946646022.

Very best regards



Chairman
Dundee Bairns





Kirkton Community Centre
Derwent Avenue
DUNDEE DD3 0AX
01382 825351

iackv@faithincommunitydundee.org

19.4.21

To whom it may concern,

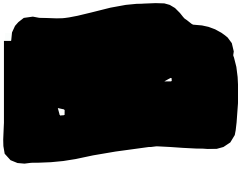
It has come to my attention that Yusuf Youth Initiative (YYI) is currently in the process of submitting a Community Asset Transfer request for the Mitchell Street Centre.

We have worked in partnership with Yusef Youth Initiative on many occasions in the past and continue to do so now. Under the banner of YYI they run a number of fantastic initiatives that have a positive impact on the communities of Dundee – Taught by Muhammad runs a foodbank and drop-in cafes that offer free food and advice to those impacted by welfare reforms as well as fortnightly curry kitchens for people who are homeless; Changemakers builds real volunteering opportunities for young people to help them on their journey to further study and/or work; Taught by Muhammad run an outreach programme that helps build understanding between the Muslim and wider community; YYI run a large number of youth clubs for young people as well as the Future Leaders Academy.

Throughout the pandemic they have continued to be an essential lifeline to many vulnerable people in our city, adapting their services and support to ensure they continue to do their vital and valued work.

I am aware that they need to expand their premises, that they have outgrown their current space and would like to develop their work further. I hope that Dundee City Council would consider their application for asset transfer, recognising the work they do has a positive impact on the health and well-being of many people within this city.

Yours,



Jacky Close

Director

Faith in Community Dundee is a Scottish Charitable Incorporated Organisation, registered with
OSCR: SC050445.



The Scottish Parliament
Pàrlamaid na h-Alba

RETURN ADDRESS: 37 Dock Street, Dundee, DD1 3DR

To whom it may concern

Monday, 07 June 2021

Re: Yusuf Youth Initiative Community Asset Transfer Bid

I am advised that Yusuf Youth Initiative are lodging a Community Asset Transfer bid for Dundee City Council's property at Mitchell Street.

As you will likely be aware, YYI run several successful projects across the city, such as Taught by Muhammad that provides emergency food parcels to vulnerable people.

I understand that you are also aware that the property where YYI/TBM are currently based out of at Dunsinane has now been sold and they are expecting to have to vacate that imminently.

YYI has significant support within communities across the city and I am informed that having a larger and more permanent base from where to operate would provide the organisation with the space and stability it needs to continue with and expand upon its work.

In my capacity as local MSP for Dundee City West constituency, I would be very grateful if the YYI's application could be carefully considered and would very much appreciate if Dundee City Council and partners could fully explore any possibilities to support their ongoing work.

Yours Sincerely,

Joe FitzPatrick MSP

Member of the Scottish Parliament for Dundee City West Constituency



Joe FitzPatrick MSP, 37 Dock Street, Dundee, DD1 3DR

ioe.fitzpatrick.msp@parliament.scot

01382 843244



Al-Maktoum College of Higher Education,
124 Blackness Road, Dundee DD1 5PE,
Scotland, UK

T +44 (0) 1382 908 070
E info@almcollege.ac.uk
almcollege.ac.uk



Dundee City Council
Dundee House
50 North Lindsay Street
Dundee
DD1 1QE

28th April 2021

Dear Sir,

Letter of Support – Mitchell Street Centre

We write in support of the YUSUF YOUTH INITIATIVE (YYI).


The organisation is known to us since its foundation back in 2004. The work they undertake in relation to youth development and support is very valuable and much needed during times when Muslim youth are facing many challenges.

Among the organisation's aims is to support minority young people in becoming effective contributors to their communities both at the local and national levels. They run educational and development programmes in support of the young people aimed at increasing their confidence in developing their life skills. Their other activities include developing young leaders, tackling poverty among local communities and developing the skills of volunteers for the benefit of the wider society.

Since 2013, the Al-Maktoum College Community Sponsorship Fund has provided YYI with financial assistance and support of their programmes.

We are delighted to support the YYI and their work and wish them continued success for the future.

Yours faithfully


Dr A G Abubaker
Head of College

Dundee Volunteer and Voluntary Action

Number Ten

10 Constitution Road, Dundee, DD1 1LL

T: 01382 305731

E: dvva@dvva.scot

To whom this may concern,

With regards to Yusuf Youth Initiative's bid for premises at Mitchell Street Centre, we would like to submit a letter of recommendation.

We have worked closely in partnership with Yusuf Youth Initiative for a number of years and we really value the work that they do. We have processed multiple Saltire Awards for the young people who attend a variety of groups within the organisation, as well as recognise them at our Annual Youth Volunteer Awards ceremonies.

The organisation strives towards the integration of different groups and religions for the benefit and wellbeing of all, promoting a culture of understanding and tolerance.

Before, during and beyond the COVID-19 pandemic, Yusuf Youth Initiative have provided life-line support to many individuals and families across the City who are particularly vulnerable to the challenges that the pandemic brought about; this includes hot meals, friendship/support calls and wellbeing packs with essential and non-essential items.

We recognise Yusuf Youth Initiative being an inclusive and solid organisation, providing groups and activities for all ages with a wideranging remit, and through securing a central location it will allow more people to have access to the much needed services they provide.



Lali Tudela

Engagement and Performance Manager

Dundee Volunteer and Voluntary Action is a Registered Charity
(No SC000487) and a Company Limited by Guarantee (No SC093088) Registered
Address: 10 Constitution Road, Dundee, DD1 1LL



Dundee Third Sector Interface (TSI) is a partnership between Dundee
Social Enterprise Network and Dundee Volunteer and Voluntary Action

Senior Keep Well Nurse

Keep Well Community Team

Kings Cross Hospital

Room 1015

Clepington Road

DUNDEE

DD3 8EA

Telephone – (01382) 424014

Date: 20th April 2021

Dear Colleague

Yusuf Youth Initiative

I am writing to support the application for Yusuf Youth Initiative (YYI) regarding a potential Community Asset Transfer for Mitchell Street Centre.

The Dundee Keep Well Community Team of Nurses and Support Workers have been supporting YYI for several years through their Taught by Muhammad community cafes, their food banks and their food larders.

These services are invaluable to local communities in reducing health inequalities and assisting vulnerable people in times of need.

Having a larger more permanent base is essential to the smooth running of this organisation and I would be delighted if they could be considered for the Community Asset Transfer for Mitchell Street Centre.

If you require any further assistance, please do not hesitate to contact me.

Thank you.

Beverley Knight

Senior Keep Well Nurse



Nicky MacCrimmon
Dundee City Council
Communities Partnership Manager

20th April 2021

I understand that the Yusuf Youth Initiative (YYI), a charity based in Dundee is in the process of submitting a Community Asset Transfer request to Dundee City Council related to the Mitchell Street Centre

The YYI run a number of successful projects in the local area, such as Taught by Muhammad, an outreach programme aimed at building an understanding between the Muslim and wider community that amongst other things, provides emergency food parcels to vulnerable people across the city , as well as a fortnightly (in normal times) a curry kitchen in partnership with the Salvation Army and a free "Food on Friday" programme in Stobswell each week.

We believe that YYI commands significant support within the community having consulted with local community members over a number of months now.

I think that that having a larger and more permanent base from where to operate would provide the organisation with the space and stability it needs to expand upon its work.

In my capacity of Chair of the Stobswell Forum, I would be very grateful if the YYI's application could be carefully considered and would very much appreciate if Dundee City Council could fully explore any possibilities to support their ongoing work .

Yours sincerely
Colin Clement
Chairperson
Stobswell Forum - Community Group



DUNDEE SOCIAL ENTERPRISE NETWORK

Faisal Hussein

Yusuf Youth Initiative

31 Dunsinane Avenue

Dundee

DD2 3QF

20 April 2021

SUPPORT FOR COMMUNITY ASSET TRANSFER, MITCHELL STREET CENTRE

I refer to our recent conversation and my role as CEO of Dundee Social Enterprise Network.

There is a clear need in Dundee, especially in the light of the pandemic, to establish affordable spaces to hire, as well as desk and office space, for members of the Dundee Social Enterprise Network as well as other third sector organisations in Dundee. Many of our members need space to run their activities/operations with a permanent lease or a hire arrangement, for one off events.

Revenue generated from rentals will help support the wider aims of Yusuf Youth Initiative and the various projects within the Organisation. To allow the opportunity for a charity/social enterprise hub to be established and grow will enable groups across the City to network and collaborate on projects with the wider aim of alleviating some of the social issues in the City and supporting the community.

Dundee Social Enterprise look forward to continuing to support the vision of Yusuf Youth Initiative along with our partners Dundee Volunteer and Voluntary Action and establish links with any relevant networks.

Kind Regards

Fergus Storrier

Fergus Storrier, CEO.

Reg Office: [REDACTED] Scottish Charity SC043943
Company Registration no. SC401913

Elaine Zwirlein
Executive Director of Neighbourhood Services
Neighbourhood Services
Dundee House
50 North Lindsay Street

DUNDEE DD1 1NB

Tel: 01382 434000

Email: elaine.zwirlein@dundee.gov.uk

Our Ref:

Your Ref:

Date: 19/04/2021

Dear Dundee City Council,

Yusuf Youth Initiative Letter of Support

In my role as Communities Officer for the Maryfield ward I have worked with YYI. This has included their work in building understanding between the Muslim and wider community, particularly in the Stobswell area. Additionally, they have provided food bank support for individuals and families. YYI have also worked with other agencies locally to provide meals, support, and advice to those in need.

In the above ways Yusuf Youth Initiative have contributed positively to community planning in the Maryfield ward.

regards, Stuart Fairweather

Stuart Fairweather - Communities Officer
Maryfield Maryfield Community
Empowerment Team
stuart.fairweather@dundee.gov.uk



Tel: 01382
438858 Mb:
07769 284908

If you have trouble understanding English please contact the address below

اگر آپ کو انگریزی سمجھنے میں مشکل پیش آتی ہے تو برائے مہربانی نیچے درج پتے پر رابطہ کریں:

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇੰਗਲਿਸ਼ ਸਮਝਣ ਵਿੱਚ ਕਠਿਨਾਈ ਹੁੰਦੀ ਹੈ ਤਾਂ ਡਿਊਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਹੇਠਾਂ ਦਿਤੇ ਪਤੇ ਤੇ ਸੰਪਰਕ ਕਰੋ।
Jeżeli masz trudności w zrozumieniu języka angielskiego, skontaktuj się na poniżej podany adres:

如果你對英語理解有困難, 請聯絡以下地址:

Dundee Translation & Interpretation Service, Mitchell Street Centre, Mitchell Street, Dundee DD2 2LJ.
Tel: 01382 435825 Fax: 01382 435805

For information about Dundee City Council visit our website - www.dundee.gov.uk

Property Factor Registration Number PF000176





1 Glenagnes Road, Dundee DD2 2AB
Tel 01382 435307
Email victoriaparkprimary@dundeeschools.scot



Victoria Park Primary School

Teacher

Mrs Lesley-Anne Weir Head

2AB

1 Glenagnes Road, Dundee DD2

Tel 01382 435307

Email

victoriaparkprimary@dundeeschools.scot

Children and Families Service

27th April 2021

To whom it may concern,

I write in support of the application by Yusuf Youth Initiative (YYI) in relation to the application to acquire Mitchell Street Centre

YYI support our school, community and families in a variety of ways. We have benefitted from a programme delivered to our pupils which promotes understanding of faith and culture as well as family support with food parcels and budget cookery.

The acquisition of this building, within our school catchment area, will greatly assist YYI to have a base in the community which they so ably support and serve.

I ask that this application be considered positively and the building is then used to support the growth of the work and support provided by YYI.

Yours sincerely,

Lesley-Anne Weir

Head Teacher

Victoria Park Primary School

Q1 Enter your email address to enter the prize draw or leave blank if you do not wish to enter

Q2 What is your age?

ANSWER CHOICES	RESPONSES	
Under 18	7.85%	19
18-24	11.57%	28
25-34	17.77%	43
35-44	31.40%	76
45-54	18.18%	44
55-64	8.68%	21
65+	4.55%	11
TOTAL		242

Q3 What is your ethnicity?

ANSWER CHOICES	RESPONSES	
White/White British	21.07%	51
Asian/Asian British	59.09%	143
Black/Black British	0.83%	2
Mixed	4.13%	10
Other	10.74%	26
Prefer not to answer	4.13%	10
TOTAL	242	

Q4 What is your Gender

ANSWER CHOICES	RESPONSES	
Male	51.24%	124
Female	47.52%	115
Prefer not to answer	1.24%	3
TOTAL	242	

Q5 Postcode

ANSWER CHOICES	RESPONSES	
DD1	14.88%	36
DD2	27.69%	67
DD3	12.40%	30
DD4	24.38%	59
DD5	20.66%	50
TOTAL	242	

Q6 Which of these YVI services have you (or your children) accessed atleast once? Check all that apply.

ANSWER CHOICES	RESPONSES	
Community Event (such as Eid in the Park)	59.72%	126
Youth Club	48.82%	103
Volunteering	45.02%	95
Community Garden	36.02%	76
Madressah (FLA)	29.86%	63
Adult Fitness/Skills session	27.96%	59
Child Fitness/Skills session	20.85%	44
Workshop/Training	17.06%	36
Employment	14.69%	31
None of the above	11.85%	25
Employment/Careers Support	11.85%	25
Cooking Workshop	11.85%	25
Bike Repair	11.37%	24
Support Café	10.90%	23
Room/Venue Hire	8.53%	18
Total Respondents: 211		

Q7 What is a barrier for you or your child attending a YI service? Check all that apply.

ANSWER CHOICES	RESPONSES	
I access all the services I want/need to	37.44%	79
The location of activity not suitable	22.75%	48
I did not know it existed	16.11%	34
I do not know how to access it	13.74%	29
There is no availability for new participants	13.27%	28
The time of activity not suitable	11.85%	25
Other (please specify)	7.58%	16
Total Respondents: 211		

Q8 What services would you like YYI to offer if it was operating from Mitchell Street? (Please select those that you think would benefit you and your family). Check all that apply.

ANSWER CHOICES	RESPONSES	
Fitness Classes (various activities to suit all ages)	74.62%	147
Volunteering Opportunities	59.90%	118
Weekly Youth Club	52.28%	103
Cafe (and/or Support Cafe)	51.78%	102
Cooking Classes (classes for all ages)	48.73%	96
Foodbank	46.19%	91
Support Groups (various)	44.16%	87
Cycling Classes (learning to ride a bike and cycling skills)	42.13%	83
Computer Classes (variety of classes with learning to suit all ages)	41.12%	81
Madressah	40.61%	80
Youth Drop-in	40.61%	80
Homework/Exam Support	36.55%	72
Job/Career/Higher Education Support	36.55%	72
Foreign Language Classes	36.04%	71
Bike Repairs/Servicing	35.03%	69
Toddler/Young Child play sessions	34.52%	68
Games sessions (cards, board and/or computer)	30.96%	61
Room/Office Hire	29.95%	59
Creche	28.43%	56
English Language Classes	26.90%	53
Public Computers/Printing Access	24.37%	48
Total Respondents: 197		

Q9 What would be a benefit to you as a service user if YYI was operating all its services from Mitchell Street? Check all that apply.

ANSWER CHOICES	RESPONSES	
All YYI services operating from one location	73.60%	145
Increased awareness of all services offered by YYI	50.76%	100
More services available to attend	47.21%	93
Good transport links/parking	47.21%	93
More space within the classes (larger rooms)	47.21%	93
Close to the city centre	44.16%	87
Close to local universities or mosques	41.62%	82
On site kitchen to purchase snacks/meals	40.61%	80
Room/office/venue hire	28.93%	57
There are no benefits to me	5.58%	11
Other (please specify)	2.03%	4
Total Respondents: 197		

Q10 Do you support YYI operating from Mitchell Street? Please comment

Answered: 197 Skipped: 52

ANSWER CHOICES		RESPONSES	
Yes		96.95%	191
No		3.05%	6
TOTAL			197

APPENDIX F – DUNDEE CITY COUNCIL COSTINGS FOR MITCHELL STREET

The following figures were received from Alastair Kay at Dundee City Council Property Department.

Description	Actual 2019/20
Rates	20,452.00
Non Domestic Sewerage	704.7
Property Insurance	2,358.00
Property Maintenance Fees	0
Repairs & Maintenance-Planned	527.39
Repairs & Maintenance-Unplanned	4,184.57
Service Contracts	0
Health & Safety Insps - Contracts	2,722.71
Health & Safety Insps - Remed. Works	7,210.87
Health & Safety - Priority 2 3 4 Works	4,247.14
Asbestos Inspections	0
Fire Risk Inspections	1,801.82
Cleaning DSO-Tender	23,744.28
Water Charges-Metered	662.98
Non-Domestic Drainage	1,415.41
Gas	10,059.16
Electricity	10,526.08
Property Security - Planned	80.86
Fire Alarm - Maintenance	1,074.02
Intruder Alarm - Maintenance	1,077.38
	<u>92,849.37</u>

APPENDIX G – YYI SURVEY ON THE MENTAL HEALTH IMPACT OF LOCKDOWN

Q1 Are you;

ANSWER CHOICES	RESPONSES
5-11 years old	0.00% 0
12-16 years old	5.00% 2
17-24 years old	27.50% 11
25-50 years old	67.50% 27
50+	0.00% 0
TOTAL	40

Q2 Are you male or female?

ANSWER CHOICES	RESPONSES
Male	27.50% 11
Female	72.50% 29
TOTAL	40

Q3 How did lockdown Affect you?

ANSWER CHOICES	RESPONSES
Mental Wellbeing	47.50% 19
Physical Wellbeing	27.50% 11
Spent more family time	70.00% 28
Financially	22.50% 9
Total Respondents: 40	

Q4 How can YYI support you moving forward?

ANSWER CHOICES	RESPONSES	
Fitness Classes	47.37%	18
Social Events	57.89%	22
Youth Advice/Support	21.05%	8
Befriending	5.26%	2
Listening Service	7.89%	3
Outdoor Activities	50.00%	19
Cycling	26.32%	10
Counselling	18.42%	7
Adult Advice/Support	13.16%	5
Total Respondents: 38		

APPENDIX H – CONVERSATION WITH DCC AROUND PLANNING PERMISSIONS

Mitchell Street Centre has been operating as a community centre under the ownership of Dundee City Council for many years. The proposal YYI has submitted for the Asset Transfer request will keep the centre under the same plans of use as the current owners. This has been notified to the Planning Department at Dundee City Council who have stated, "From the information submitted the proposed use of the property would still be broadly in line with the current use as community centre which currently operates class based activities and as office space."

Therefore, the current use of the centre proposed by Yusuf Youth Initiative does not require a change of use through the Planning Department. Planning did note that if the intensity of classes significantly increases (which would result in centre being used by service users a lot more than it currently does under Dundee City Council ownership) or activities running from the centre are not keeping in line with what has been proposed then an application to planning may need to be submitted at a later date.

Below is the email thread between YYI and Planning confirming no change of use is needed.

EMAIL THREAD FROM YUI AND DUNDEE CITY COUNCIL REGARDING PLANNING

From: Faisal Hussein <faisal.hussein@yui.org.uk>

Sent: 23 July 2021 10:41

To: planning <planning@dundeecity.gov.uk>

Cc: Alastair Kay <alastair.kay@dundeecity.gov.uk>; Isa Mallick <isa.mallick@yui.org.uk>

Subject: Fwd: YUI Mitchell St

Dear Sir/Madam

Yusuf Youth Initiative has submitted an asset transfer bid for Mitchell Street Centre on Mitchell Street in Dundee. Our aim to make use of the building very similar to the council operations and its current class use.

Nicky Maccrimon from Dundee City Council has raised the question of our plans of using one of the meeting rooms as a 'fitness suite'. This is essentially a case of replacing the carpet with laminate flooring. The classes will be like yoga abs similar activities running from the room. Also from the top floor we will be renting out office rooms similar to what the Council has been doing with the Community health team and others. Would we be required to put in a planning application?

I look forward to hearing from you

Kind regards

Faisal

On 23 Jul 2021, at 11:45, planning <planning@dundeecity.gov.uk> wrote:

Hi Faisal,

Thanks for your email.

To enable us to advise whether a material change of use is being proposed, please can you provide a breakdown of the following;

1. The uses / activities that currently take place within the building.
2. The proposed activities on the site, including scale and intensity.

Following the provision of these details we should be better positioned to advise.

Kind regards,

Planning Team

City Development Department
Dundee City Council
50 North Lindsay Street
Dundee
DD1 1LS

From: Faisal Hussein <faisal.hussein@yyi.org.uk>
Sent: 23 July 2021 12:26
To: planning <planning@dundeecity.gov.uk>
Subject: Re: YYI Mitchell St

Dear Sir/Madam

Thank you for your email. I am not sure of current planning use. I was under the impression it was under suis generis and multiple usage. We would effectively have it under the same arrangement. However if this isn't the planning arrangement then I would need your guidance on planning changes. Can you advise?

Our opening times would be very similar to the current opening times for the centre. The council was already running a number of classes for adults and young people from the site. Our arrangement wouldn't be much different.

I am happy to chat on the phone and available on 07904 301205. Alternatively if you can give me a number I can call you and discuss.

I look forward to hearing from you

Kind regards

Faisal

From: planning <planning@dundeecity.gov.uk>
Date: 23 July 2021 at 13:05:40 BST
To: Faisal Hussein <faisal.hussein@yyi.org.uk>
Subject: Re: YYI Mitchell St

Hi Faisal,

From your email and my understanding of the current use of the Mitchell Centre, it is likely that what is being proposed is broadly in line with the current use, and therefore if this is the case there would be no material change in the use of the building, and no planning application would be required.

However, if in time this is not the case and it turns out there is a significant increase in intensity of activities, or activities that are not in keeping with the existing use of the site, then we may require a planning application for a change of use.

I hope this helps, but please get in touch if there are any further questions.

Kind regards,

Planning Team

City Development Department
Dundee City Council
50 North Lindsay Street
Dundee
DD1 1LS

On 26 Jul 2021, at 11:12, Nicky Maccrimmon <nicky.maccrimmon@dundeecity.gov.uk> wrote:

Hi Faisal

It is currently a Community Centre offering class based activities and learning opportunities. It is also an office base for a number of staff.

The pre lockdown operations were Mon 9-7 Tue- Wed 9-9 Thu 9-7 and Fri 9-5.

I think what would be useful to find out from planning is if the gym/fitness suite constitutes a change of use, especially if this is commercial enterprise. Also if renting out spaces to other businesses constitutes a change of use. It isn't analogous with our arrangement with other DCC services as we weren't renting out space to them. It was a DCC building accommodating other DCC staff from services.

Hope this is helpful and happy for you to share this with planners.

Nicky

From: Faisal Hussein <faisal.hussein@yyi.org.uk>
Sent: 26 July 2021 11:24
To: planning <planning@dundeecity.gov.uk>
Subject: Re: YYI Mitchell St

Dear Sir/Madam

Please find response from Nicky Maccrimon at Dundee City Council.

As discussed the Fitness suite is just a room with a change in flooring allowing for yoga classes and fitness classes for our service users. It will not be a gym with equipment etc.

Also the business incubator is a social enterprise initiative that is part of our charity. We aim to support young people and our service users to set up businesses and help them through the process. Yes, the initiative will bring some income to our charity but the aim isn't to support commercial business outfits with office space. This is more about social output for our service users.

Can you please advise if planning would be required based on the information provided.

Kind regards

Faisal

From: Ross Pattenden <ross.pattenden@dundeecity.gov.uk>
Sent: 28 July 2021 15:49
To: faisal.hussein@yyi.org.uk
Subject: Re: YYI Mitchell St

Dear Faisal,

Thank you for providing this further detail regarding the Mitchell Street Centre.

From the information submitted the proposed use of the property would still be broadly in line with the current use as community centre which currently operates class based activities and as office space.

As previously advised, should in time there be a significant increase in intensity of activities, or activities that are not in keeping with the existing use of the site, then we may require a planning application for a change of use.

I trust that this is of assistance.

Kind regards

Ross

Planning Team

City Development Department
Dundee City Council
50 North Lindsay Street
Dundee
DD1 1LS

NOTICE OF ASSET TRANSFER REQUEST

An asset transfer request has been made to Dundee City Council under Part 5 of the Community Empowerment (Scotland) Act 2015 by Yusuf Youth Initiative (SCIO 036895) in relation to Mitchell Street Community Centre, DD2 2LJ.

The request is for the purchase of the land and building to develop and deliver community focused services and activities to the local community.

Plans show the running of the community centre to include an onsite café, a training kitchen, a foodbank, classroom/meeting room facilities, IT suite, bikes maintenance workshop, fitness suites, business incubator, and a youth zone. Community activities will include adult education and skills classes (such as cooking workshops, Zumba classes, foreign language classes), public IT suite, lunchtime support/advice café, youth activities (homework support classes, drop-in sessions, youth clubs), and other community focused services.

The documents relating to this request can be view online at

<https://www.yyi.org.uk/wp-content/uploads/2021/08/Mitchell-Street-Business-Plan-2021-2026.pdf>

The public are invited to share any thoughts, questions, concerns or queries in relation to the request by emailing mitchellstreetcentre@yyi.org.uk. A copy of the correspondence will be given to the asset transfer team at Dundee City Council. All representations must be made by 27th August 2021.

General information about the asset transfer scheme is available at

<https://www.gov.scot/policies/community-empowerment/asset-transfer/>

APPENDIX J – GRANT BREAKDOWN

Area of Work/Outcomes	Grant Funding	2021-22	2022-23	2023-24
<p>Youth Work</p> <ul style="list-style-type: none"> • Employ Project Mangers • Employ sessional staff • Employ Apprentices • Activity Costs • Office and Management 	<p>Target of funding received is £120,000 per annum. Applications to various funds will exceed this amount as funding is not guaranteed.</p>	<p>Young Start Grant (received) - £33,100</p> <p>Employ 2 part-time staff for Youth Club and ChangeMakers (£25,000) and activity costs (£5,000) and office and management costs (£3,100)</p> <p>SCVO (received) - £35,000</p> <p>Employ 5 apprentices over 6-9months (£30,000) and office and management costs (£5,000)</p> <p>Gannochy Trust (received) - £9,000</p> <p>Supplementing Project Manager Staff costs</p> <p>Youth Link Scotland (received) - £5,000</p> <p>Employ Sessional Staff (£3,000) and Summer</p>	<p>Young Start Grant (to apply for a 3 year fund) - £33,100</p> <p>Employ 2 part-time staff for Youth Club and ChangeMakers (£25,000) and activity costs (£5,000) and office and management costs (£3,100)</p> <p>SCVO (to apply) - £67,000</p> <p>Employ 5 apprentices for 12 months (62,000) and office and management costs (£5,000)</p> <p>Gannochy Trust (to apply for a 3 year fund) - £10,000</p> <p>Supplementing Project Manager Staff costs</p> <p>Youth Link Scotland (to apply) - £5,000</p> <p>Employ Sessional Staff (£3,000) and Summer</p>	<p>Young Start Grant (funding continued from previous year) - Employ 2 part-time staff for Youth Club and ChangeMakers (£25,000) and activity costs (£5,000) and office and management costs (£3,100)</p> <p>SCVO (to apply) - £67,000</p> <p>Employ 5 apprentices for 12 months (62,000) and office and management costs (£5,000)</p> <p>Gannochy Trust (funding continued from previous year) - £10,000</p> <p>Supplementing Project Manager Staff costs</p> <p>Youth Link Scotland (to apply) - £5,000</p> <p>Employ Sessional Staff (£3,000) and Summer</p>

		<p>Programme activity costs (£2,000)</p> <p>Dundee City Council Summer of Play (received) –£7,500 Employ Staff (£5,000) and activity costs (£2,500)</p> <p>Adapt and Thrive Fund (received) – £10,000 To purchase materials in the delivery of youth work</p>	<p>Programme activity costs (£2,000)</p> <p>Robertson Trust (to apply for 3 year fund) – £12,000 Employ staff for ChangeMakers and associated costs (£12,000)</p> <p>BBC Children in Need (to apply for 3 year fund) – £12,000 Employ staff for Youth Clubs and associated costs (£12,000)</p>	<p>Programme activity costs (£2,000)</p> <p>Robertson Trust (funding continued from previous year) – £12,000 Employ staff and associated costs (£12,000)</p> <p>BBC Children in Need (funding continued from previous year) – £12,000 Employ staff for Youth Clubs and associated costs (£12,000)</p>
<p>Outreach/Anti-poverty work</p> <ul style="list-style-type: none"> • Employ Project Manager • Employ Part Time Staff • Activity Costs • Office and Management 	<p>Target of funding received is £45,000 per annum. Applications to various funds will exceed this amount as funding is not guaranteed.</p>	<p>Community Regeneration Forum (received) – £15,000 Part time Staff Costs (£12,000) and support cafe activity costs (£3,000)</p> <p>Community Regeneration Forum (to apply) – £10,000</p>	<p>Community Regeneration Forum (to apply) – £25,000 Part time Staff Costs (£20,000) and support cafe activity costs (£5,000)</p> <p>Rank Foundation (to apply) – £20,000</p>	<p>Community Regeneration Forum (to apply) – £25,000 Part time Staff Costs (£20,000) and support cafe activity costs (£5,000)</p> <p>Rank Foundation (to apply) – £20,000</p>

		<p>Part time Staff Costs (£8,000) and support cafe activity costs (£2,000)</p> <p>Rank Foundation (received) – £20,000</p> <p>Core Costs including Employing a Project Manager (£20,000)</p>	<p>Core Costs including Employing a Project Manager (£20,000)</p>	<p>Core Costs including Employing a Project Manager (£20,000)</p>
<p>Core Costs</p> <ul style="list-style-type: none"> Rent and utility 	N/A	<p>Dundee City Council (received) – £9000</p> <p>Support in rent for our Bellfield Street Premises due to Covid</p>	<p><i>At Mitchell Street Centre, grant funding for core costs will be embedded into each grant application and also through income generation via the centre.</i></p>	<p><i>At Mitchell Street Centre, grant funding for core costs will be embedded into each grant application and also through income generation via the centre.</i></p>
<p>Adult provision</p> <ul style="list-style-type: none"> Employ Project Manager Employ Sessional Staff Activity Costs Office and Management 	<p>Target of funding received is £15,000 per annum. Applications to various funds will exceed this amount as funding is not guaranteed.</p>	<p>Foundation Scotland (received) - £5000</p> <p>Employ Sessional staff (£4,000) and activity costs (£1,000)</p> <p>Wesleyan Foundation (received) - £6,100</p> <p>Employ Project Manager (£5,500) and Office/Management (£600)</p>	<p>Henry Duncan Grant Fund (to apply) - £10,000</p> <p>Employ Project Manager (£9,000) and Office/Management costs (£1,000)</p> <p>Foundation Scotland (to apply) - £10,000</p> <p>Employ Project Manager (£5,000), Employ sessional staff (£3,000), activity costs (£1,500) and</p>	<p>Henry Duncan Grant Fund (to apply) - £10,000</p> <p>Employ Project Manager (£9,000) and Office/Management costs (£1,000)</p> <p>Foundation Scotland (to apply) - £10,000</p> <p>Employ Project Manager (£5,000), Employ sessional staff (£3,000), activity costs (£1,500) and</p>

		<p>NHS Community Innovation Fund (received) - £1200</p> <p>Employ Project Manager (£1,200)</p> <p>Arnold Clark Foundation (received) - £1000</p> <p>Employ Project Manager (£1,000)</p>	<p>Office/Management costs (£500)</p> <p>Corra Foundation (to apply) - £10,000</p> <p>Employ Project Manager (£5,000), Employ sessional staff (£3,000), activity costs (£1,500) and Office/Management costs (£500)</p>	<p>Office/Management costs (£500)</p> <p>Corra Foundation (to apply) - £10,000</p> <p>Employ Project Manager (£5,000), Employ sessional staff (£3,000), activity costs (£1,500) and Office/Management costs (£500)</p>
<p>Bikeium</p> <ul style="list-style-type: none"> • Staff Costs • Activity Costs • Refurbishment and materials 	<p>Target of funding received is £10,000 per annum. Applications to various funds will exceed this amount as funding is not guaranteed.</p>	<p>Cycling UK (received) - £4,700</p> <p>Staff costs and activity costs (£4,700)</p> <p>Adapt and Thrive (received) - £5000</p> <p>Workshop refurbishment and materials (£5,000)</p>	<p>Cycling Scotland (applied) - £10,000</p> <p>Staff cost and activity costs (10,000)</p> <p>Climate Challenge Fund (to apply) - £10,000</p> <p>Staff costs (£8,000) and activity costs (£2,000)</p>	<p>Climate Challenge Grants(to apply) - £10,000</p> <p>Staff costs (£8,000) and activity costs (£2,000)</p>
<p>Victoria Gardens</p> <ul style="list-style-type: none"> • Staff Costs • Activity Costs 	<p>Target of funding received is £10,000 per annum. Applications to various funds will exceed this amount as funding is not guaranteed.</p>	<p>Adapt and Thrive (received) - £20,000</p> <p>Carry out repairs of pavilion, additional</p>	<p>Climate Challenge Grants (to apply) - £10,000</p> <p>Staff costs (£9,000) activity costs (£1,000)</p>	<p>Climate Challenge Grant (to apply) - £10,000</p> <p>Staff costs (£9,000) and activity costs (1,000)</p>

<ul style="list-style-type: none">Office and Management		growing space and purchase of Marquee Aviva Community Fund (received) – £1,118 Garden activity costs		
---	--	---	--	--