

**Report of Head of Looked After Children**

**Report to the Head of Strategic Development and Investment**

**Date: January 2015**

**Subject: Design and Cost Report for the Refurbishment of 9 Ganners Green, Bramley and 44 Lanshaw Crescent, Middleton.**



**Capital Scheme Number: 32075/000/000**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Bramley & Stanningley, Middleton Park		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

**Summary of main issues**

1. The purpose of this report is to seek approval to incur capital expenditure from capital scheme number 32075/000/000 of £321,750 for the refurbishment of 9 Ganners Green, Bramley and 44 Lanshaw Crescent, Middleton to a standard appropriate to accommodate two children's homes, each to house four children/young people.
2. In 2013 a strategy was developed from recommendations following a review of Children's Residential Homes completed in 2012. The review identified that children in residential care achieved more and had better outcomes when living in a smaller more homely environment which blends with the local community. In July 2013 Executive Board agreed the disposal of two large children's homes and for capital monies from the sale to be spent refurbishing 3 smaller homes, however it was later decided that only two of those homes would be needed.
3. The two buildings at 9 Ganners Green and 44 Lanshaw Crescent were identified as suitable resources to provide accommodation for children and young people, both having been previously in use as children's homes.
4. Both buildings require refurbishment to a high standard to enable the opening of two small, community based children's homes.

## **Recommendations**

The Head of Service for Strategic Development and Investment is requested to authorise expenditure of £321,750 for the remodelling works needed to refurbish 9, Ganners Green, Bramley and 44, Lanshaw Crescent, Middleton, to enable their use as children's homes

### **1 Purpose**

1.1 The purpose of this report is:

- To provide background information and detail to the Head of Service for Strategic Development and Investment for the proposed refurbishment of 9, Ganners Green, Bramley and 44, Lanshaw Crescent, Middleton to enable both properties to be opened as small, community based children's homes.
- Seek authority to incur capital expenditure of £321,750 to undertake the aforementioned works.

### **2.0 Background information**

- 2.1 In 2012 a review was undertaken of the children's residential service. The review identified that smaller children's homes which blend with the local community led to children and young people achieving better outcomes.
- 2.2 The review identified that two large children's homes in Leeds, Inglewood in Otley and 15, Wood Lane, Headingley, due to their size, did not fit with the ambition of the service to develop smaller homes based in local communities.
- 2.3 During the course of 2013, Inglewood and Wood Lane were closed and the staff teams from both homes were deployed to work on a temporary basis at other children's homes.
- 2.4 The properties at 9 Ganners Green and 44 Lanshaw Crescent which had previously been in operation as children's homes were identified as suitable properties to convert back to residential homes.
- 2.5 The development of two small, community based children's homes in Leeds will fit with the Best Council Plan to build a Child Friendly City and improve the outcomes for children and their families by better supporting children and young people to live in family settings.
- 2.6 The new children's homes will support the plan for children to be looked after in Leeds and allow some children currently placed in homes outside of the city to return.

- 2.7 In July 2013 the Council's Executive Board considered a report requesting permission to fund the refurbishment of Ganners Green and Lanshaw Crescent from capital funding raised from the sale of the sites at Inglewood and Wood Lane. The Executive Board approved this request. It has been confirmed that Inglewood has been sold subject to receipt of planning and contract for £722,000 and Wood Lane has been sold subject to contract for £726,000.
- 2.8 In January 2014, the Asset Management Board approved the capital funding to be made available to fund the work at Ganners Green and Lanshaw Crescent.

### **3.0 Main issues**

#### **Design Proposals and Full Scheme Description**

Remodel large upstairs rooms to create new bedrooms in both homes

Move current laundry room to create new downstairs bathroom in both homes.

Replace bathrooms in both homes

Convert storage space to create shower room in both homes

Reroof Lanshaw Crescent

Replace windows in both homes

Create off road parking space at Lanshaw Crescent

Replace kitchens in both homes.

Replace existing boilers and radiators in both homes

Decorate all rooms in both homes

Replace flooring in all rooms in both homes

Provide additional sockets to all rooms in both homes

Landscape both gardens

Hack off and re plaster to all rooms in both homes

## **4.0 Programme**

- 4.1 The proposed work at the sites will be delivered in two phases. The work at Ganners Green being completed in phase one as this home requires the least work to bring it to standard.
- 4.2 The work at Lanshaw Crescent will be completed in the second phase of the programme of work.
- 4.3 A further DCR will be submitted to request permission to incur costs to provide an orangery at both homes.
- 4.4 The approval of Authority to Spend is crucial to the delivery of the project.

## **5.0 Corporate Considerations**

### **5.1 Consultation and Engagement**

- 5.1.1 The proposal to create small, community based children's homes was the subject of a consultation in 2012 with children living in children's homes, their families and carers, residential workers, social workers and other professionals linked to the homes.
- 5.1.2 Consultations were undertaken in 2013 with Ward members for the areas where the new homes are to be situated and the proposals were supported by the ward members.
- 5.1.3 Meetings are being planned with the neighbours of the homes in each locality.

### **5.2 Equality and Diversity/Cohesion and Integration**

- 5.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality. A screening document has been prepared and independent impact assessment is not required for the approvals requested. A copy is included as appendix A to this report.

### **5.3 Council policies and City Priorities**

- 5.3.1 A key objective within the Best Council Plan 2013 – 2017 is to build a child friendly city.
- 5.3.2 The delivery of high quality residential care for children and young people contributes to the achievement of targets within the Children and Young People's Plan such as our obsession to improve the outcomes for children and their families.

5.3.3 A further objective of the best Council Plan 2013 – 2017 is to ensure high quality public services. Through the development of children’s residential care more children and young people will be supported to remain within their own family network in a safe and appropriate way

#### 5.4 Resource and value for money

5.4.1 The Council’s in house provider, Housing Leeds, has been commissioned to undertake the necessary building works in accordance with the Council’s contract procedure rules.

#### 5.4.2 Capital Funding and Cash Flow

Complete the embedded table below:-

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2013 £000's	FORECAST				
			2013/14 £000's	2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
Land (1)	0.0						
Construction (3)	0.0						
Furn & EQPT (5)	0.0						
Design Fees (6)							
Other Costs (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>				<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2013 £000's	FORECAST				
			2013/14 £000's	2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
Land (1)							
Construction (3)	247			247			
Furn & EQPT (5)	75.0			75.0			
Design Fees (6)							
Other Costs (7)							
<b>TOTALS</b>	<b>322.0</b>	<b>0.0</b>		<b>322.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2013 £000's	FORECAST				
			2013/14 £000's	2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
Approved Funding	0.0						
Total Funding	0.0				0.0	0.0	0.0
<b>Balance / Shortfall =</b>		<b>0.0</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Parent Scheme Number: 32075

Title: Children’s Homes Re-provision 2014

NB. If there is a shortfall on funding please explain what measures will be taken to obtain the difference, and what sources these will be.

## **5.5 Revenue Effects**

## **5.6 Legal Implications, Access to Information and Call In**

- 5.6.1 The recommendations of this report are deemed to be Key, as the estimated capital costs will be more than £250,000. The decision will be subject to call in.
- 5.6.2 The decision maker's authority to take the decision is outlined in the City Council Constitution, within the Officer Delegation Scheme Executive Function – General Delegation to Officers paragraph 2a.

## **5.7 Risk Management**

- 5.7.1 Risk will be managed through the application of best practice Project Management tools and techniques utilising experienced Project Management resource. The allocated Project Manager will manage and maintain the project Risk Log, report on risks and escalate where appropriate via regular Highlight Reporting.

## **6.0 Conclusions**

- 6.1 As a result of a review into Children's Residential Resources undertaken in 2012 the development of small, community based children's homes is necessary to ensure the service is able to provide flexible packages of care that are better able to support children and their families to ensure better outcomes.
- 6.2 The project to refurbish two buildings at 9 Ganners Green and 44 Lanshaw Crescent to provide accommodation for eight children and young people has been developed through consultation with a range of stakeholders including young people, parents and carers and professionals associated with children's residential care.
- 6.3 The development of two new children's homes would allow for more flexibility in the current services and enable children to be better supported to return to a family placement where this is appropriate or to return to a children's home in the city where the child is currently in an external placement.

## **7.0 Recommendations**

- 7.1 The Head of Service for Strategic Development and Investment is requested to authorise expenditure of £321,750 for the remodelling works needed to refurbish 9, Ganners Green, Bramley and 44, Lanshaw Crescent, Middleton, to enable their use as children's homes.

## **8.0 Background documents<sup>1</sup>**

8.1 None

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.