

Report of Acting Chief Officer For Early Years And The Youth Service

To Executive Board

Date: 19th December, 2007

Subject: Design & Cost Report

Scheme Title *South Gipton Children's Centre*
Capital Scheme Number *13617*

Electoral Wards Affected:
Gipton & Harehills

Specific Implications For:

Equality & Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

Executive Summary

The purpose of the report is to request Executive Board to:-

give authority to incur expenditure on a new modular build on a site adjacent to Wykebeck Primary School to create the new South Gipton Children's Centre. The scheme to be 100% funded by Children's Centre Capital Grant.

1.0 Purpose of this Report

The purpose of the report is to request Executive Board to transfer £885.0k from the Phase 2 Children's Centre Parent Scheme 12394, and give authority to incur expenditure on construction £738.7k, equipment £40.0k and fees £106.3k.

2.0 Background Information

The Childcare Act 2006 places the statutory responsibility on local authorities to develop and designate a Children's Centre in every community by March 2010 in three phases:

- Phase 1 of the Children's Centre Programme opened 23 centres in the wards of greatest disadvantage across the city.
- Phase 2 of the programme will develop 26 centres in the Super Output Areas (SOA) in the lowest 30% across the city by March 2008
- Phase 3 will develop a further 20 centres to ensure there is one in every neighbourhood.

The Children's Centres have become a part of the universal offer in the Welfare State through the Childcare Act. They will provide integrated early education and childcare, family support services, including parenting, health and social care, and access to information points around services for parents, children and young people, and job and training opportunities.

A Design and Cost Report was approved by Executive Board on 16th November, 2005, which injected a fully funded £7308.5k into the Learning and Leisure Capital Programme. The injection of a further fully funded £2974.4k into the Learning and Leisure Capital Programme was approved as part of the Capital Programme 2006/07 mid-year update.

South Gipton is a phase two children's centre.

3.0 Main Issues

Design Proposals / Scheme Description

It is planned to locate a new modular build Children's Centre on a site adjacent to the existing Wykebeck Primary School. The building will be a 413 square metre stand alone modular with external walls faced with brick slips and a pitched roof and will have capacity to provide 50 fully flexible childcare places. There will also be a reception area with office, community room, interview room, kitchen, laundry, staff room and toilets. The building will be equipped throughout.

Works will include connection to drainage and mains services, external works including landscaping, fencing, car park, play areas and paths. The site will also have pram store and bin store. There is a need for a retaining wall and part of the site also includes an existing car park which will be made good.

The Children's Centre will also benefit from a 'Magical Garden' which will provide an outdoor learning environment, rich in sensory experiences for the children.

Consultations

All childcare providers from the maintained, voluntary and private sector including schools, Head Teachers, Governing bodies in the Gipton area are invited to attend the Area Childcare Planning Forum and Consultation Network meetings. The Forum also includes Sure Start Local Programmes, Area Management Teams, colleagues from the Early Years Service and Ward members.

Programme

The project strategic programme is as follows:-

- Tender out
- Tender in
- Start on Site
- Practical Completion
- 14th November, 2007
- 12th December, 2007
- 3rd March, 2008
- 20th June, 2008

4.0 Implications for Council Policy and Governance

Compliance with Council Policies

The proposed expenditure on Integrated Children's Centres in disadvantaged areas is in line with Corporate Plan service priorities to counter social exclusion by removing barriers to employment and opportunity.

Community Safety

The proposals contained in the report do have implications under Section 17 of the Crime and Disorder Act 1998, namely :-

A range of family support services, including counselling for domestic violence and drug dependency, and parenting groups will be offered by the Children's centre. Community ownership will be encouraged, reducing the incidence of vandalism and other related crime. Over time this may impact on the fear of crime in the neighbourhood.

5.0 Legal and Resource Implications

Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	8950.4		626.7	8023.7	300.0		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	8950.4	0.0	626.7	8023.7	300.0	0.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	738.7			498.7	240.0		
FURN & EQPT (5)	40.0				40.0		
DESIGN FEES (6)	106.3			86.3	20.0		
OTHER COSTS (7)	0.0						
TOTALS	885.0	0.0	0.0	585.0	300.0	0.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
Children's Centre Grant	10282.9		626.7	9056.2	600.0		
Total Funding	10282.9	0.0	626.7	9056.2	600.0	0.0	0.0
Balance / Shortfall =	447.5	0.0	0.0	447.5	0.0	0.0	0.0

Parent Scheme Number : 12394
 Title : New Children's Centre Strategy 2006-08

Revenue Effects

It is proposed to allocate each Children's Centre a share of the Children's Centre revenue grant based on the deprivation of the area served by the Children's Centre, the size of the centre and a contribution to the school's utility costs. In addition the Children's Centre will have access to a citywide outreach service.

The following table illustrates the alterations that will be necessary to the department's revenue budget re South Gipton Children's Centre:

REVENUE EFFECTS	2008/09 £000's	2009/10 AND SUBSEQUENT YEARS £000'S
EMPLOYEES		
PREMISES COSTS		
SUPPLIES & SERVICES	66.6	100.0
CC REVENUE GRANT	-66.6	-100.0

Risk Assessments

The Children's Centre must be designated by 31st July, 2008, or the Children's Centre Capital Grant funding will be lost. The current programme of works shows that this is achievable. At this stage there are no known issues relating to Design, site conditions, planning and refurbishment.

6.0 Recommendations

Executive Board are requested to:-

Transfer £885.0k from the Phase 2 Children's Centre Parent Scheme 12394, and give authority to incur expenditure on construction £738.7k, equipment £40.0k and fees £106.3k.