



Report of the Director of Children Services

Report to the Executive Board

Date: November 2012

Subject: Design & Cost Report for East Moor Secure Children's Home

Capital Scheme Number: 15629 / 000 / 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Adel and Wharfedale	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

- 1 In November 2010 a proposal was submitted to the Department for Education (DfE) to allow the City Council to replace the current East Moor Secure Children's Home and Education Facility. The key driver being that the existing buildings did not meet the current standards set by the Youth Justice Board (YJB) and OfSTED. Although funding was initially approved for a 36 Bed Home following the Comprehensive Spending Review this was withdrawn.
- 2 In September 2011 the DfE invited Children's Services to make a revised application based upon a smaller provision which would align with the revised bed requirements projected by the YJB as part of its review of all its nationwide contracts. The new application for a 24 bed home was approved and a £12.55 million grant awarded to rebuild East Moor Secure Children's Home. The 24 bed home will also incorporate two welfare bed spaces.
- 3 The £12.55m grant funding from the DfE will be funded over 3 years

Recommendations

- 4 Members of the Executive Board are requested to:
 - a) Approve the capital proposals outlined for the new East Moor Secure Children's Home;
 - b) Inject £12,550,000 into the capital programme; and
 - c) Authorise programme expenditure of £12,550,000 from capital scheme number 15629/000/000.
 - d) Authorise expenditure of £397.6k from capital scheme number 15629/COM/000 for previous design development work

1 Purpose of this report

The purpose of this report is to:

- Approve the capital proposals outlined for the new East Moor Secure Children's Home;
- Inject £12,550,000 into the capital programme;
- Authorise programme expenditure of £12,550,000 from capital scheme number 15629/000/000; and
- Authorise expenditure of £397.6k from capital scheme number 15629/COM/000 for previous design development work

2 Background information

- 2.1 Leeds City Council contracts with the YJB to provide secure accommodation for children through the existing Secure Children's Home at East Moor. It is a registered children's home, licensed by the DfE, regulated by OfSTED and managed by Leeds City Council through the Children's Services. The YJB monitors performance through commissioning arrangements.
- 2.2 A proposal was been submitted to the Department for Education (DfE) to allow the City Council to replace the current East Moor Secure Children's Home. The key driver being that the existing buildings did not meet the current standards set by the Youth Justice Board (YJB) and OfSTED.
- 2.3 The DfE provided a total grant to the City Council in 2009 to carry out initial design development and site clearance works totalling £472.6k. £75k of this grant has been approved as part of a previous design and cost report leaving a balance of £397.6k requiring authority to spend.
- 2.4 On 22nd July 2009 Leeds City Council Executive Board agreed that the Director of Children's Services (DCS) could enter a contractual arrangement with the DCSF for the capital funding to re-build the new Secure Children's Home on the land adjacent to the existing Secure Children's Home, acknowledging the potential reduction in capital receipt for the development land at East Moor; and that the DCS could contract with the YJB for an extended occupancy contract.
- 2.5 In September 2011 the DfE invited Children's Services to make a revised application based upon a smaller provision which would align with the revised bed requirements projected by the YJB as part of its review of all its nationwide contracts. The current capacity of the existing Secure Home is 36, however, a revised scheme based on a 24 Bed provision with a total estimated cost of £14.8 million was submitted for approval. However, following this meeting Leeds DfE awarded a reduced amount of £12.55 million to rebuild East Moor Secure Children's Home.
- 2.6 The Project Initiation Document (PID) for East Moor was approved in the April 2012. The Project Initiation Document (PID) was produced to define the East Moor Secure Children's Home project and provides a key mechanism for the induction and co-

ordination of those involved in the project at various levels. It addressed the following fundamental aspects of the project:

- What the project is aiming to achieve;
- Why it is important to achieve the stated objectives;
- Who will be involved in managing and delivering the project, and what their responsibilities are; and
- How and when it will be delivered

2.7 The PID included the following documentation:

- DSC Impact assessment Card;
- Business Case;
- Initial Risk Register; and
- Communications Plan

2.8 The land uptake and the footprint of the development has been reviewed to ensure the land uptake is minimum that is required.

3 Main Points

3.1 Key Principles For The New Build Replacement Facility are:

- The Design Philosophy Brief prepared in February 2010 setting out the following key principles upon which the design of the new East Moor facility is to be based:-
- to provide an environment that fully supports the provision of a child friendly environment and the provision and delivery of a child-centred regime
- to create a centre that can accommodate and meet the needs of the widest range of potential residents, taking into account diversity of gender, disability, race, culture and religion
- to create a centre that offers young people a Total Learning Environment, where achievement in all forms is recognised and attainment valued
- to provide a living and working environment that is secure by design, and which will provide a safe and secure living and working environment for all residents, staff and visitors
- to provide a living and working environment that offers young people freedom within boundaries.
- to create a centre that makes best use of new materials and technology to enhance the living and working experience.

- Provide high quality services to vulnerable young people including therapeutic support and diverse educational facilities to help reduce re-offending rates and help social re-integration.

3.2 Design

Design of the scheme has progressed to RIBA D stage and during each of the design stages consultation has taken place with the following key stakeholders:

- Planning;
- Highways;
- Urban Design;
- DfE; EFA, WS Atkins
- OfSTED.

3.3 Costs

A detailed cost plan has been produced by the Cost Management team and cost checks have been carried out at end of the following key stages:

- Feasibility
- RIBA Stage C, and
- RIBA Stage D

The project has been cost checked and a value engineering exercise undertaken to ensure that it will be delivered within the budget allocation; a further cost check will be carried out at end of RIBA Stage E prior to inviting tenders

3.4 The project has incorporated design services, planning and highways colleagues into the process to ensure the design and associated costs are managed throughout the design and planning process. The following other mitigating actions have been implemented:

1. Facilitated design workshops at key points through the design process;
2. Regular meetings with planning and highways are undertaken as the design develops;
3. Pre-application presentation to plans panel to drive out early any member issues;
4. Traffic Assessment completed to establish highways requirements;
5. Single point of contact in planning to provide consistency of approach;
6. Urban design involvement and buy-in to the scheme at an early stage and continuing throughout the process;
7. A contingency is incorporated into the base cost plan for known risks.
8. Community consultation events and wider stakeholder engagement meetings.

3.5 Programme

The following table contains the key milestone dates to be achieved as part of the East Moor Secure Children's Home project.

Milestone	Date
Design Development of Outline Scheme	March 2012
Appointment of Design Team (NPS)	May 2012
Planning Application Submission	Oct 2012
Invite Tenders	Nov / Dec 2012
Receipt of Planning Consent	Jan 2013
Tender Return	Jan / Feb 2013
Contract Signature	Mar / April 2013
Mobilisation	April 2013
Start on Site	June / July 2013
Construction Complete	June 2014
Commissioning and Client Training	Summer 2014
Secure Children's Home Operational	Sept 2014

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The proposed scheme and the associated works have been the subject of consultations with Children's Services Officers and East Moor representatives. A Public consultation which included Ward members for Adel & Wharfedale and Alwoodley was carried out in June 2012 and further consultation is planned to take place at the end of Oct 2012. Ward Members and local community groups have also been consulted with directly.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 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. An EDCI Screening Assessment has been carried out for the scheme (Appendix A). The screening document has been sent to the Equality Team to be approved and published.

4.3 Council policies and City Priorities

4.3.1 Secure Children's Homes form part of the secure estate developed and managed by the Department for Education . The City Council contracts with the Youth Justice Board (YJB) to accommodate 10-17 year olds committed to custody by the courts. The YJB aims to ensure that all boys aged 15 or under and girls aged 17 or under are cared for either in Secure Training Centres or Secure Children's Homes. The

Secure Children's Homes are inspected and monitored by OFSTED, including the provision of education on site. The long term strategy for the Dfe and the YJB involves developing a secure estate which meets the aspirations of the Every Child Matters agenda, is child/young person centred and enables young people in secure accommodation to achieve their full potential through high quality care, educational opportunities and training leading to a reduction in re-offending.

4.4 Resources and value for money

4.4.1 The design and construction of these works is estimated to comprise construction costs in the sum of £11,226,600, professional fees of £1,013,400, internal design fees of £149,000 and separately client procured furniture costs of £161,000.

4.4.2 Initial fees relating to previous design development and site clearance as outlined in paragraph 2.3 are £397.6k and these were incurred in previous years.

4.4.3 Capital Funding and Cash Flow.

Funding Approval :	Capital Section Reference Number :-		21263				
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	75.0	75.0					
OTHER COSTS (7)	0.0						
TOTALS	75.0	75.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	11226.6			5922.0	4737.6	482.0	85.0
FURN & EQPT (5)	161.0				161.0		
DESIGN FEES (6)	373.2	224.2	97.0	30.0	15.0	4.0	3.0
OTHER COSTS (7)	1186.8	173.4	680.0	243.4	45.0	23.0	22.0
TOTALS	12947.6	397.6	777.0	6195.4	4958.6	509.0	110.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
Government Grant	13022.6	472.6	777.0	6195.4	4958.6	509.0	110.0
Total Funding	13022.6	472.6	777.0	6195.4	4958.6	509.0	110.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 15629/000/000

Title : East Moor Secure Children's Home

4.5 Revenue Effects

- 4.5.1 Any revenue implications that may arise from this report will be managed within the facility budget share

4.6 Legal Implications, Access to Information and Call In

- 4.6.1 This decision is a Key Decision and will be subject to Call In.
- 4.6.2 The Council's Executive Board has the authority to make this decision under powers granted under Part 3 of the Council's Constitution.

4.7 Risk Management

- 4.7.1 Operational risks will be addressed through existing Project Management processes including Risk Logs, Highlight Reports and face to face meetings, supplemented by continual liaison with the Home.
- 4.7.2 The facility must be completed to DfE standards before the contract is renewed for the delivery of the unit. The DfE and their advisors are involved of the design process to ensure that specifications and requirements are met
- 4.7.3 A joint risk workshop has been undertaken with all key stakeholders of the project. The risk register has been priced to inform the level of client contingency which will be appropriate for this scheme

5 Conclusion

- 5.1 As the OfSTED inspection report of 2009 noted, the building does not meet the needs of the young people who are at East Moor. The grant allocation from the DfE will give us the ability to transform the services that are currently provided for the young people at East Moor with no financial injection from the City Council. This will allow for the continuation of our contract arrangements with the YJB for future years in high quality bespoke environments which are capable of meeting the needs of all staff and young people.

6 Recommendations

- 5.1 Members of the Executive Board are requested to:
 - a) Approve the capital proposals outlined for the new East Moor Secure Children's Home;
 - b) Inject £12,550,000 into the capital programme;
 - c) Authorise programme expenditure of £12,550,000 from capital scheme number 15629/000/000; and
 - d) Authorise expenditure of £397.6k from capital scheme number 15629/COM/000 for previous design development work.

7 Background documents¹

6.1 No associated background documents are listed as part of this report

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.