

Report of : Lead Officer for the Built Environment

Report to : Children's Services Chief Officer, Strategy, Commissioning & Performance

Date: 28th November 2012

Subject: Design & Cost Report for : Refurbishment works at Leeds Children's Homes

Capital Scheme Number: 13339 / 000 / 000

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Various	
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 type="checkbox"/> Yes	<input checked="" 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

- The proposed project will carry out specific work in six children's homes to improve the internal areas in four of the homes, provide an off road parking area at one home and provide an indoor exercise area at one home.
- The proposed works will be carried out at ;
 - Pinfolds**, LS15 7RE, to replace/alter existing bathrooms and kitchens, modify living areas and general communal areas, replace external fencing to the rear and replace the windows. Estimated cost £87,000.
 - St Catherine's Drive**, LS13 2JY, to replace the upstairs bathroom and toilet and replace the downstairs toilet and refurbish a bedroom. Estimated cost £15,000.
 - Cranmer Bank**, LS175LE to carry out work to the kitchen, shower room, replace the boiler, upgrade outside areas and repair the roof. Estimated cost £15,000.
 - Easdale Close**, LS14 6QF, to create off street parking within the grounds of the Home to reduce the amount of parking in the cul de sac. Estimated cost £45,000.
 - Lingfield Approach**, LS17 7HL, to build an extension over the flat roof to create internal space. Estimated cost £25,000.
 - Bodmin Road**, LS10 4PJ to convert a garage space into a gym area for children and young people. Repair gates and fencing. Estimated cost £53,000.

Recommendations

The Chief Officer Strategy, Performance and Commissioning is asked to:

- give approval to proceed with the work identified as required in the named six children's homes.
- give authority to incur expenditure of £240,000 from capital scheme: 13339/000/000.

1 Purpose of this report

- 1.1 To seek approval to proceed with the identified work at the six children's homes at an estimated total cost of £ 240,000.
- 1.2 To seek approval to incur capital expenditure estimated in the sum of £ 240,000.

2 Background information

- 2.1 The Children's Homes Minimum Standards, Standard 10 requires that: Children live in well designed, safe and pleasant homes with adequate space in a suitable location where there is access to the necessary facilities for a range of activities which will promote their development.
- 2.2 The children's homes identified in this report all require specific work to be carried out in order to improve the living environments for children and young people and to ensure that the homes continue to meet the requirements of the Children's Homes Minimum Standards.
- 2.3 Children's Homes are expecting an Ofsted visit during December 2012 and it is vital that an agreed schedule of works have been agreed at this point in order to satisfy the requirements of an Ofsted inspection.
- 2.4 The work will be undertaken according to priority of need in the order of Pinfolds, St Catherine's Drive, Cranmer Bank, Easdale Close, Lingfield Approach and Bodmin Road Children's Homes.
- 2.4 This report seeks authority to proceed with the work to ensure that the identified homes continue to be able to meet the needs of all children and young people who live there.

3 Main issues

3.1 Design Proposals

- 3.1.1 The first priority of the scheme is the refurbishment of **Pinfolds Children's Home** which is a home for children with learning disabilities and complex needs.
- 3.1.2 The home is split into three separate living areas, the *Orange unit*, the *Grey unit* and the *Brown unit*, work is required in each of these living areas including new kitchens, bathrooms and modification throughout. The communal areas require new flooring and the external areas of the home require new fencing and parking. In addition all of the windows need replacing within the home.

- 3.1.3 **St Catherine's Drive Children's Home** Extensive work needs to be undertaken on the bathrooms and bedrooms.
- 3.1.4 **Cranmer Bank Children's Home** Extensive work is required to the kitchen and bathrooms. A new boiler is also required at this home. Externally the roof requires retiling and a drive needs creating for parking.
- 3.1.5 **Easdale Close Children's Home** Extensive work is required externally to include excavation of the garden in order to provide a drive and fenced secure area.
- 3.1.6 **Lingfield Approach Children's Home** An extension is required at this home.
- 3.1.7 **Bodmin Road Children's Home** Redevelop garage to gym to provide indoor exercise area for children and young people. Repair gates and fencing.

3.2 Programme

- 3.2.1 The anticipated start date at Pinfolds Children's Home is January 2013. It is anticipated that the completion date for all works will be completed by December 2013 at the latest. Upon agreement of to spend the budget outlined within this Design & Cost report, a precise project plan will be developed by LCC Property Services.
- 3.2.2 Following the completion of a procurement exercise for the proposed works described above, any unallocated/unspent funds will be used to carry out additional priority buildings improvements at the six remaining children's homes (Acorn Lodge, Rainbow House, Eastmoor, Inglewood, Lutterell Crescent and Wood Lane Children's Homes). A further report will be brought seeking Approval to Spend for these works as and when required.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The proposed works have been subject to discussions with Leeds City Council officers and staff at the children's homes. Detailed discussions will take place with the children and young people living at the homes and local neighbours when the projects are approved.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested. 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 All proposed works are being procured in accordance with LCC Contract Procedure Rules.

4.4 Resources and value for money

4.4.1 The cost of the proposed works are estimated to be in the region of £ 240,000.

Property Services will carry out the work highlighted within each Children's Home in priority order. At the end of each project Property Services will provide Children's Services with an up to date project cost.

4.4.2 Prior Approvals

4.4.3 Capital Funding and Cash Flow.

Complete the embedded table overleaf:-

Funding Approval :	Capital Section Reference Number :-		13339/000/000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
CONSTRUCTION (3)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
CONSTRUCTION (3)	240.0		117.0	123.0			
TOTALS	240.0	0.0	117.0	123.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
SCE (R)	240.0		117.0	123.0			
Total Funding	240.0	0.0	117.0	123.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 13339/000/000

Title : Children's Services Settlement

Revenue Effects

There are no revenue costs arising from the proposal contained in this report.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The recommendations of this report will be classified as a executive decision (significant operational decision), and will not be subject to call in.

4.5.2 The decision making authority to make this decision is outlined in the City Councils Constitution, within the officer delegation scheme Executive function – general delegations to officers paragraph 2a.

4.6 Risk Management

- 4.6.1 Operational risks will be addressed by the effective use of CDM regulations, close supervision of contractors on site, and continued liaison with the children's homes.

5 Conclusions

- 5.1 The proposed works described in section three of this report will improve the facilities of six children's homes in the city to enhance the living environments, provide space for inside leisure activities and improve parking facilities which will lead to improving relationships with that home's immediate neighbours.

6 Recommendations

- 6.1 The Chief Officer Strategy, Performance and Commissioning is requested to:
- give approval to proceed with the work identified as required in the named six children's homes.
 - give authority to incur expenditure of £240,000 from capital scheme: 13339/000/000.

7. Background documents¹

¹ 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.