

Design and Cost Report: Secure Children's Homes Capital Programme – Adel Beck

Date: February 2024

Report of: Deputy Service Manager, Business and Development

Report to: Access and Assets Lead

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The DfE's independent technical advisors, Atkins Realis (formerly Atkins Global) conducted a review of the secure accommodation estate to identify projects which would increase the use of space, the level of facilities and the quality of care and safety in secure children's homes. Following the review Adel Beck was selected to receive grant funding to:

1. Install a new gate and fencing + ANPR to resolve security concerns £142,538.
2. Replace windows and doors to restrict views from the adjoining development into the unit £20,040.08.
3. Education and Health for initial feasibility to extend the building's office and education facility. Project costings to be confirmed following feasibility report £7,500.
4. Multi use games area (MUGA) structure works to fencing posts £63,560.
5. Replacement of screening to Multi use games area (MUGA) pitch £14,195.
6. Total grant offer £247,833.08.

The purpose of this report is to seek approval to incur expenditure from the capital programme in relation to the above-mentioned improvement works at Adel Beck Secure Childrens Home.

Recommendations

The Assets and Access Lead is requested to approve Capital expenditure of up to £247,833 in relation to a programme of improvement works at Adel Beck Secure Childrens Home.

What is this report about?

- 1 Following a review of the secure accommodation estate by the DfE's technical advisors, AtkinsRealis, the DfE notified the city council on the 11th of January 2024 that it will provide capital grants totalling £247,833 to finance the cost of improvement works at Adel Beck Secure Childrens Home. The purpose of this report is to provide details of a programme of improvement works to be undertaken at Adel Beck Secure Childrens Home, and to seek approval to incur capital expenditure on the areas identified above.

What impact will this proposal have?

- 2 The purpose of the works is to increase security on the site and assess the determine the viability of the proposal to increase office and education space.
- 3 The installation of a ANPR gate and additional fencing around the site will restrict public access to the site in advance of the new housing estate being built adjacent to the home.
- 4 To restrict the view into the secure areas by replacing the existing window glass with 1 way glass on the buildings side elevation exposed to the building site adjacent to the home.
- 5 The MUGA pitch was damaged following bad weather. The left side of the security fence around the pitch is leaning. The fence requires replacement posts, fencing and complete screening to repair and restrict public views onto the pitch.
- 6 The feasibility study is being funded to consider the practicality of the proposed works to the admin block and education facility. The office space available within the admin block in insufficient to accommodate the entire health care team which has been expanded in recent years. In addition to this education department requires additional classroom space to enhance the curriculum offer for 16 – 18-year-olds and 10 – 11-year-olds.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 7 These works directly impact the health service within the home who are contracted to provided support to staff and young people. Being able to facilitate the whole team onsite will improve health and wellbeing outcomes for young people in our care.
- 8 To enhance the homes security arrangements

What consultation and engagement has taken place?

Wards affected:

Have ward members been consulted?

Yes

No

- 9 The home worked with AtkinsRealis to carry out the review of the homes facility to determine projects to increase the use of space, level of facility and the quality of care and safety within the home. The identified projects were because of this review.
- 10 The service has engaged with Finance and Governance colleagues in relation to appropriate approval processes. Works will be procured via a combination of internal service providers, and existing suppliers for compatibility purposes.

What are the resource implications?

- 11 The home has been offered multiple grants totalling £247,833.08 to cover the costs of all works. The Director of Children and Families has accepted these grants on behalf of Leeds City Council, and the Executive Board approved injection of the grants into the capital programme at their meeting on the 7th of February.
- 12 The cost of the proposed works will be fully funded by DfE grants. There is zero cost to Leeds City Council to deliver these projects.

13 Capital funding and cash flow table:

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
INTERNAL DESIGN FEES (6)	0.0						
OTHER FEES / COSTS (7)	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 £000's	TO MARCH 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	240.3		115.3	125.0 *			
FURN & EQPT (5)	0.0						
INTERNAL DESIGN FEES (6)	0.0						
OTHER FEES / COSTS (7)	7.5			7.5			
TOTALS	247.8	0.0	115.3	132.5	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 on £000's
DfE Capital Grants	0.0 247.8 0.0		115.3	132.5			
Total Funding	247.8	0.0	115.3	132.5	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme: 33829/000/000

Title: Adel Beck Childrens Home - Improvements

What are the key risks and how are they being managed?

- 14 The homes Business and Development manager is responsible for ensuring that the projects are delivered on time as per cost and scope identified within the grant acceptance letter.
- 15 The security works are required due to the council selling the land which is adjacent to the home. The planning permission was granted to build new homes and an adult care home. The land was the site of the old unit (East Moor Secure Childrens Home). Should these works not be carried out in advance of the project's completion the homes security will be compromised.

What are the legal implications?

- 16 As per the terms and conditions set out in the grant acceptance letter. Attached.
- 17 The approval of the report recommendations will be classed as a Significant Operation Decision as defined in the council's constitution.

Options, timescales and measuring success.

What other options were considered?

18 N/A

How will success be measured?

19 Projects delivered on time, with scope and to budget.

20 The Deputy Service Manager will report directly to the DfE Childrens Homes Capital team on the agreed KPI's for the entire funding period until completion.

What is the timetable and who will be responsible for implementation?

21 These grants must be fully utilised by end of FY2024/25

22 The Deputy Service Manager, Business and Development is responsible for the implementation of these projects.

Appendices

- Grant Acceptance Letter

Background papers

- None.