



Report of the East North East Area Manager

Outer North East Area Committee

Date: 26 October 09

Subject: Phase 3 Children's Centres, Wetherby and Boston Spa

Electoral Wards Affected: Harewood, Wetherby

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

Delegated Executive
Function not available for
Call In Details set out in the
report

Executive Summary

This report provides an update on progress on the phase three children's centres for Wetherby and Boston Spa, and includes the option appraisal on the sites for both centres, and the funding requirements.

Members are asked to:

note the progress update on Boston Spa and Wetherby Children's Centres.

approve capital expenditure of £105,000 for Boston Spa Children's Centre.

Purpose of This Report

1. The purpose of this report is to provide an update on progress on the development of the two phase three children's centres for the Outer North East area, in Boston Spa and Wetherby, and to seek agreement to the release of £105,000 from the well being fund as a contribution towards construction costs for the Boston Spa Children's Centre.

Background Information

2. Boston Spa and Wetherby are part of the third and final phase of the Children's Centre programme for Leeds. Ten centres are being built in localities which are not reached by the 49 centres built in Leeds under phases 1 and 2 of the Children's Centre programme. £3.6 million has been allocated for the phase 3 centres. A report to Executive Board in January 2009 identified the location of the Boston Spa Children's Centre on the site of the existing Deepdale Youth Centre. Deepdale Youth Centre is part the community facilities provided by the council at Deepdale which also includes two community buildings currently leased to Deepdale Community Association.
3. Identifying a site for the Wetherby Children's Centre was affected by the school review process taking place in East and North East Leeds because one of the options for siting the Children's Centre is Wetherby High School.

Main Issues

Boston Spa Children's Centre

4. Early Years Service have got Executive Board approval to constructed the Boston Spa Children's Centre on the Deepdale Site. Ward councillors are keen to maximize the potential of the site by incorporating the pre-school provision currently delivered from one of the two Deepdale Community Association buildings into the new Children's Centre.
5. The site options for Deepdale are:

| | Option | Advantages | Disadvantages |
|----|--------------------------------|---|---|
| a. | Site of existing youth centre. | Replaces a building which is in poor condition and which will be no longer required when the Children's Centre opens. Does not impact on the buildings leased to Deepdale Community Association. | Takes up the edge of the site, which in the long term may be suitable for disposal. |

| | | | |
|----|---|--|--|
| b. | Site of the east building currently accommodating the pre-school nursery and leased to Deepdale Community | <p>The pre-school nursery will transfer to the new children's centre, so placing the centre on this site will replace a building which is no longer required.</p> <p>The current building on this site, whilst in reasonable condition, has a limited life. This would offer an opportunity to replace this building, and should further funding become available in the future, the second building would also be replaced.</p> | Pre-school nursery need to find alternative accommodation for the construction period. Deepdale Community Association would lose one of their buildings. |
| c. | Adjacent to the main road on the area which is currently grassed. | No impact on any of the other community buildings. | Currently greenspace. Gateway site to Boston Spa. Anticipated that there could be local opposition to this location. |

6. Discussions with Boston Spa Parish Council, Deepdale Community Association and ward members indicate that option b, to site the children's centre on the site of the current Deepdale nursery is the preferred option. This option provides a long term future for the site, and would be in effect stage 1 of upgrading the buildings leased to Deepdale Community Association. It would leave the green space intact, and should it become necessary at a future date to dispose of part of the site, the former youth building site would be suitable for disposal without impacting on the rest of the site.
7. Discussions are currently taking place with the Deepdale Community Pre-school to ensure that alternative temporary accommodation is available during the construction period.
8. The Early Years capital grant of £440,000 is not sufficient to provide a children's centre with pre-school facilities. The cost of incorporating a pre-school facility increases the costs substantially. Current estimates are that the costs will be in the region of £800,000. Therefore additional funding has to be identified for this to be achieved. The Deepdale Pre-school have been successful in applying for quality and access funding totaling £100,000 towards the cost of the centre, there is an application in to the Youth capital grant for £52,500, and section 106 Funding of £60,000 has been identified.

9. Following discussions with ward members it is proposed to provide a capital sum of £105,000 from the Area Committee's well-being fund towards the cost of building a Children's Centre which can include a pre-school facility.

Wetherby Children's Centre

10. A report to Executive Board in May 2008 identified a number of potential locations for phase 3 sites. However the location for Wetherby was put on hold so as not to compromise a formal school review process. The outcome of that review process was made public in January 2009 and the consultation then resumed at full pace in order to ensure that the Children's Centre in Wetherby will be built within the time constraints of the programme. The following site options have been considered for the Wetherby Children's Centre:

| | Option | Advantages | Disadvantages |
|----|--|--|---|
| a. | The LIFT building on Wetherby High Street. | Central location; Health site; High quality space; | Revenue costs too high; Sufficient space not available within the centre; |
| b. | The caretaker's house on Wetherby High School | The right location; | Two storey stone building. Difficult and expensive to extend or alter; DDA compliance expensive- cheaper to demolish and re provide; Not fit for purpose; |
| c. | Clad modular unit on the Wetherby High School site | Close to the Health Centre, promoting joint working; Central location; Utilising existing services; Situated in the most disadvantaged locality area; scope for all schools (primary) to use the facility. | High School developments not certain |
| d. | All Primary Sites in the area | All Primary School sites in Wetherby were reviewed and considered. In all cases there was either insufficient space, or lack of appropriate facilities and parking. Primary schools would prefer a location on the High School site. | |

11. The preferred option for the development of Wetherby Children's Centre is Option c, the provision of a good quality fit for purpose modular unit on the site of Wetherby High School. The rationale for this is:
 - It is in a central location with good access to the Health Centre, promoting joint working;
 - The site is in the most disadvantaged area of Wetherby
 - The high cost or lack of viability of other Wetherby options
 - A clear majority of stakeholders were in favour of option three for reasons noted above.
12. Wetherby High School Governing Body has given their approval to the location of the Children's Centre on the High School site, and this scheme is now progressing. Subject to receiving planning permission, it is expected that work will start on site in December 2009 and be completed by March 2010.

Implications for Council Policy and Governance

13. The local authority has a statutory duty to develop and designate at least a further nine children's centres in those more advantaged areas not currently served by a children's centre. The authority must be confident that services can be accessed by all children aged 0 – 5 and their families from the 59 children's centres that will have been developed across the city by April 2010.

Legal and Resource Implications

14. The construction of the two children's centres are to be funded by Early Years Capital grant. Additional funding is required for Boston Spa to enable a pre-school facility to be included; the funding sources are Youth capital grant, Quality and Access funding, Section 106 funding and the Well-being fund.
15. Management of the Children's Centres will be through the Council's Early Years service, and revenue funding is available to cover management costs.
16. Deepdale Community Association currently lease two community buildings on the site. The lease will be renegotiated so that they can relinquish their lease on the east building to enable it to be demolished to make way for the new Children's Centre, and take on a new lease for the remaining west building.

Conclusions

17. Boston Spa and Wetherby are part of the phase 3 programme of Children's Centres for Leeds. Following an options appraisal locations for the centres have been identified at Deepdale, Boston Spa and Wetherby High School. The Boston Spa centre will form part of a long term need to improve the community buildings on the Deepdale site. In order to accommodate the existing pre-school in the children's centre additional funding is required.

Recommendations

18. That members:

note the progress update on Boston Spa and Wetherby Children's Centres;

support the proposal to demolish the east building in order to build the new centre on this site;

approve capital expenditure of £105,000 for Boston Spa Children's Centre.

Background Information

Executive Board report May 2008: Phase 3 Children's Centre Programme.

Executive Board report 14th January: Update on the Phase 3 Children's Centre Programme

Executive Board report 14th January: Design and Cost Report, Boston Spa Children's Centre.

Executive Board report April 1st: Update on the locations for the Boston Spa and Wetherby Children's Centre.