



Derby City Council

**Corporate Parenting Committee  
1 December 2015**

# ITEM 8

Report of the Director for Children and Young People

## Children's Homes Development Project

### SUMMARY

- 1.1 A report was presented to Corporate Parenting Board on 7 October 2014 on the Children's Homes Development Project, which will replace or modernise Derby's stock of children's homes and reduce overall capacity by 15 beds. This report provides an update on progress to date and next steps.
- 1.2 Phase one, construction of two homes on the Moorfield site, was completed in July 2015 and the new homes are known as The Willows and 402 Sinfin Lane. The homes were formally opened by Sara Bolton Cabinet Member for Safeguarding and Children and Young People on the 25 September 2015.
- 1.3 Phase two began in January 2015 when the staff and young people of 55 Coronation Avenue relocated to Cricklewood Road, with the loss of six beds. Demolition of 55 Coronation Avenue has been completed and the construction of a replacement home is on schedule for completion by February 2016.
- 1.4 Phase three of the development plan involves refurbishment of 86 Queensferry Gardens to a high specification and standard and residents and staff will re locate to Cricklewood Road during this period. Contractors will be on site by the end of July 2016, work should be completed by the middle of March 2017, ready for occupation in April 2017.
- 1.5 Phase four, the refurbishment of 19 Cricklewood Road will start in July 2017 and be completed by the end of February 2018, ready for occupation by the end of March 2018. The staff and residents of 22 Bute walk will then move in and Bute Walk will close. Two further beds will be lost on completion of phase four, leaving a total of 24 beds. This timetable allows for a detailed consideration of the closure of Bute Walk in relation to the demand for residential beds.

### RECOMMENDATION

- 2.1 To note the plan, bed reduction and timetable for phases two, three and four.

### REASONS FOR RECOMMENDATION

- 3.1 Both re-building and refurbishment of a home requires closure and relocation of the existing residents. Therefore the bulk of the planned bed reduction occurs early in the programme. Closure of more than one home at a time would increase the rate of bed reduction and require additional placements to be commissioned externally.
- 3.2 There is not enough time to complete more than one element of the programme in a twelve month period.

<b>SUPPORTING INFORMATION</b>
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- 4.1 Staff and young people were involved in the design and choice of décor and furnishing for the Willows and 402 Sinfin Lane and the response to moving into the new homes has been very positive and both homes have achieved an inspection rating of 'Good' from Ofsted. Preparatory work in connection with demolition of the Moorfield building has been carried out and the exact date of demolition is dependent on environmental survey. Phase one reduced capacity from 15 to nine beds on the Sinfin site.
- 4.2 Coronation Avenue staff and young people currently in 19 Cricklewood Road will return to the new home in early April 2016. Difficulties were encountered when merging the staff and residents of two homes, which resulted in an inspection rating of 'Requires Improvement', have now largely been overcome. Staff and young people are again involved in the design and choice of furnishing and décor at the new home. Lessons learned from the construction of the Sinfin homes have been applied.
- 4.3 Phase three is at the design stage and staff and young people have been involved as before. It is expected that planning permission for Queensferry Gardens will be applied for in the next few weeks. Phase three will involve the loss of one bed.

- 4.4 The table below provides further detail of the estimated cost and bed reductions of phase one and two.

Home	Plan	Cost	New beds	New flats	Total beds	Current beds	Difference
Coronation Avenue	Re-build	£1.43m	5	1	6	6	0
Cricklewood road	Re-furb	£522k	4	0	4	6	-2
Queensferry Gardens	Re-furb	£746	4	1	5	6	-1
Moorfield	Re-build	£2.07m	9	0	9	10	-1
Bute Walk	Close		0	0	0	6	-6
Total		£4.77m	22	2	24	34	-10

The programme will be spread over four financial years, finishing in 2017-18 allowing the closure of only one home at any one time. The timetable of bed reductions will be as follows:

	1/4/14	1/1/15	1/4/15	1/4/16	1/4/17	1/4/18
Moorfield	10	9	9	9	9	9
Coronation	6	6	0	6	6	6
Cricklewood	6	6	6	0	4	4
Queensferry	6	6	6	6	0	5
Bute walk	6	6	6	6	6	0
Total	34	33	27	27	25	24

- 4.5 National Minimum Standards for Children's Homes require that children should be looked after in an environment as near as possible to that of an ordinary family home.
- 4.6 Feedback from children and young people, staff in the service, social workers, reviewing officers and inspectors is that our homes are currently too large to fully meet the complex needs of children living in them.
- 4.7 Changing patterns of placement mean that some young people would be supported better to make the transition to adulthood if they could access semi-independent, accommodation supported by familiar staff.
- 4.8 Bed capacity reduced from 34 to 27 in 2015 and 24 beds are currently occupied. The proposed plan requires a reduction to 26 by 2017 and 24 by 2018.

<b>OTHER OPTIONS CONSIDERED</b>
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5.1 An options appraisal paper accompanied the report of 29 April 2014

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b>  <b>Other(s)</b>	       Hazel Lymbery: Director of Specialist Services, 01332 642669, hazel.lymbery@derby.gov.uk
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Rod Jones; Head of Regulated Services 01332 643815 rod.jones@derby.gov.uk Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial and Value for Money**

- 1.1 Derby purchases independent sector placements for children not able to be placed in our own homes. The cost of independent sector placements is higher than that of our own homes.
- 1.2 Phase one involved a restructuring which delivered a saving of £59k in 2013-14 and a further saving of £310k in 2014-5, less the cost of protection of earnings relating to both the restructure and the Pay and Reward evaluation. Phase two delivered a further saving of £100k.

**Legal**

- 2.1 None arising from this report.

**Personnel**

- 3.1 In Phase one 11 domestic assistants were made subject to compulsory redundancy. All other reductions were achieved by deleting vacant posts.

**IT**

- 4.1 None.

**Equalities Impact**

- 5.1 None arising from this report.

**Health and Safety**

- 6.1 None arising from this report.

**Environmental Sustainability**

- 7.1 Environmental sustainability has been fully built in to the design of the new homes in Phase one and will be in phase two.

**Property and Asset Management**

- 8.1 Phase one and two will achieve the closure of older buildings with high maintenance costs.

## **Risk Management**

9.1 None arising from this report.

## **Corporate objectives and priorities for change**

- 10.1 The Children's Homes Development Project supports the Council Priority:  
"Good quality services that meet local need"  
and the objectives:  
"All people in Derby will enjoy achieving their learning potential"  
"All people in Derby will enjoy being safe and feeling safe".