



DERBY CITY COUNCIL

**CORPORATE PARENTING OVERVIEW & SCRUTINY
SUB-COMMISSION
1 July 2009**

Report of the Corporate Director for Children & Young People

Maintenance of Children's Homes

RECOMMENDATION

1. To note the contents of this report.

SUPPORTING INFORMATION

- 2.1 The sub-commission received a joint report from the Director for Children and Young People and the Director of Corporate and Adult Services on the maintenance of children's homes on 9 December 2008. Members resolved to recommend to Cabinet the completion of priority one and two works at Bute Walk and Moorfield using available funds in 2008-09 and 2009-10 capital maintenance budgets, to receive a report in June 2009 on future alternative options for the homes and possible improvements to energy efficiency and to receive a report on condition surveys of the remaining homes.
- 2.2 Improvements to Bute Walk and Moorfield arising from the condition surveys will be carried out between August and November 2009. The design phase is complete and a tendering process has begun. All works identified as priority one and two will be carried out as well as some additional items requested by managers. Each of the four units will be vacated in turn for approximately four weeks to allow the works to be carried out, the staff and residents relocating to the Wragley Unit at Moorfield. Young people currently living on Wragley are all planned to move out by the start date. The final phase will involve the demolition of a vacant house on the Moorfield site which has been unused for about 15 years.
- 2.3 Condition surveys have now been completed at Coronation Avenue, Queensferry Gardens and Cricklewood Road and minor improvements are planned to follow on after the completion of work at Bute Walk and Moorfield. A summary of the survey is at appendix 2.
- 2.4 Suitability and sufficiency surveys and Property Performance Assessments have now been completed on all five homes and are currently being analysed. An options appraisal will follow to develop the medium and long-term plans for the five homes.

**For more information
contact:**

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Background papers:

None

List of appendices:

Appendix 2: Reports and responses

IMPLICATIONS

Financial

1. The estimated cost of carrying out all identified work is slightly in excess of £1,000,000. The available budget of approximately £600,000 will be allocated on a priority basis.

Legal

2. Children's Homes are registered and regulated by OfSted, which has power to withdraw registration from Registered Providers or Homes which fail to meet national standards.

Personnel

3. All works are subject to risk assessment. Contracts provide for staff to be required to work at different work places when necessary. Staff will be consulted about the impact of the changes and the design of work affecting their work place. Adjustments will be made where necessary to allow for increased travel.

Equalities impact

4. The planned work includes improved disability access.

Corporate objectives and priorities for change

5. Children's Homes support the Five Outcomes for Children identified in Every Child Matters, which form the basis of the objectives of the Children and Young People's Plan.

CONDITION SURVEYS

Cricklewood Children's Home

Five Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£75,000
Priority 1 Urgent Repairs	£13,310
Priority 2 & 3 repairs to keep building in a reasonable condition for 5 years	£24,384
Budget Cost Total	£112,694
Ten Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£150,000
Priority 1 Urgent Repairs	£13,310
Priority 2 to 4 repairs	£45,787
Budget Cost Total	£209,097

Coronation Avenue Children's Home

Five Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£75,000
Priority 1 Urgent Repairs	£8,201
*Priority 2 & 3 repairs to keep building in a reasonable condition for 5 years	£61,285
Budget Cost Total	£144,486
Ten Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£150,000
Priority 1 Urgent Repairs	£8,201
Priority 2 to 4 repairs	£122,658
Budget Cost Total	£280,859

Queensferry Gardens Children's Home

Five Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£75,000
Priority 1 Urgent Repairs	£6,333
*Priority 2 & 3 repairs to keep building in a reasonable condition for 5 years	£38,844
Budget Cost Total	£120,177
Ten Year Plan	
Recommended Annual Maintenance Costs £15,000 per year	£150,000
Priority 1 Urgent Repairs	£6,333
Priority 2 to 4 repairs	£68,279
Budget Cost Total	£224,612