



DERBY CITY COUNCIL

**COUNCIL CABINET
20 MARCH 2007**

Cabinet Member for Children & Young People

ITEM 8

DEVELOPMENT OF CHILDREN'S CENTRES

SUMMARY

- 1.1 Council Cabinet agreed that a Children's Centre will be developed in Sinfin Ward on 31 October 2006.
- 1.2 The opportunity has arisen to purchase a building currently operating as a private day nursery ideally situated within Sinfin ward.
- 1.3 Agreement is sought to purchase the building and surrounding land for £930,000, to approve the refurbishment costs of £376,000, to approve the development of services and to approve the capital commencement process.
- 1.4 Cabinet previously agreed at the meeting on 6 June 2006 Phase 2 Children's Centre projects at Brookfield Primary, Cavendish Close Infants and Oakwood Infants Schools. There is a requirement for additional funding following receipt of tenders. It has been agreed with the DfES Surestart unit to re-profile phase 2 funding to cover this additional cost.
- 1.5 Subject to any issues raised at the meeting, I support the following recommendations.

RECOMMENDATIONS

- 2.1 To approve the purchase of the building at a cost negotiated through Derby City Council Estates Department.
- 2.2 To approve the proposed refurbishment costs.
- 2.3 To approve the development of services from the building.
- 2.4 To approve the capital and scheme commencement of the projects.

REASON FOR RECOMMENDATIONS

- 3.1 The Council needs to develop a Children's Centre in Sinfin to meet the Sure Start Unit requirement of Children's Centres in all 30% most disadvantaged wards.
- 3.2 The purchase of the Sinfin building will enable the development not only of Children's Centre services but also allow the development of a base for locality services to include youth service, adult learning and health and midwifery.

- 3.3 The purchase of the building will give best value for use of Sure Start capital in terms of floor space and potential for locality service development as opposed to a new build which would gives less floor space for more money.
- 3.4 Council Cabinet needs to approve the capital commencement scheme if the purchase is agreed.



DEVELOPMENT OF A CHILDREN'S CENTRE IN SINFIN

SUPPORTING INFORMATION

- 1.1 It has been agreed that a Children's Centre needs to be developed within Sinfín ward to meet DfES and Sure Start Unit requirements of a Children's Centre in each community by 2010 and by prioritising those in the most disadvantaged areas.
- 1.2 During the development of Phase 1 Children's Centres 2005-2006, there was an initial plan to build on the site of Grampian Primary School. This plan was not implemented because of rising costs of other Phase 1 projects and the size of the ground available. It was agreed that the establishment of a Children's Centre would be prioritised in Sinfín in Phase 2.
- 1.3 Sinfín ward is one of the 30% most disadvantaged wards in the city and is currently lacking a base to deliver the range of local integrated services for young children, young adults and their families.
- 1.4 The Council has an opportunity to purchase a building currently used as a private day nursery. The building is approximately 10 years old, constructed on two floors and is generally in a good material condition. If the Council goes ahead with the purchase the intention would be to offer services for young children and families on the ground floor and deliver youth and adult learning services from the first floor. Office accommodation would also be available for locality staff based in Sinfín and the outreach staff working with the Children's Centre. The building presents real potential as a site for service delivery because:
 - it is a purpose built private day nursery with many child-friendly benefits including purpose built indoor and outdoor activities space, suitable toilet and wash rooms and spaces which can be developed as multi-use areas with only minimum remodelling
 - the position of the site is accessible to the majority of the ward, but would also make an excellent outreach base to all parts
 - partner services to meet the core offer of both Children's Centres and Extended Schools have committed to be involved alongside Children's Information Service and also the Youth Service has capital funding which will be committed to the project. Adult Learning has committed to developing local training and delivery from the centre

- health services and Jobcentre Plus support will also be delivered from the centre to meet the core offer
 - with some internal remodelling the building would meet the needs of all potential service users, and these are financially viable from available General Sure Start Grant (GSSG) funding
 - there are some alternative sites in Sinfín which could provide a building plot but none that would provide the same amount of accommodation and Derby City Council is committed to developing a Children's Centre in Sinfín by March 2008.
- 1.5 The centre will be open 8am-6pm minimum in order to meet the Children's Centre core offer. Services for parents and older children will be provided into the evening. Youth and Adult Learning Services will operate until 10pm. The service specification involving this range of providers will ensuring maximum use of the building. It is expected that the building will be available during school holidays and weekends.
 - 1.6 Council Cabinet gave agreement for negotiations to begin on 31 October 2006. The Council's Estates Department have undertaken a range of detailed property surveys/valuations and negotiations are ongoing.
 - 1.7 Some internal remodelling will be required to make the building fit for purpose. This will be undertaken by Derby City Council Property Services in consultation with service providers. It will include a safe reception entry and administrative space, midwifery and health consultation rooms with appropriate flooring and washing facilities, multi-use activity and learning space, for children, young people and their families, locality staff office space, an ICT suite, and a dedicated youth service activity area.
 - 1.8 A lift will need to be installed to provide access to the first floor and meet DDA requirements. Outside, security fencing and cameras to will be fitted to provide both a secure environment for children, families, visitors and staff, and protection for the building when not in use. The remodelling is estimated at about £376,000 and will not begin until September 2007 at the earliest.
 - 1.9 Interim management arrangements will need to be in place and the building made fully secure for the period between purchase and work commencement. It is anticipated that this will cost up to £20,000. These costs will be met from the General Sure Start Grant.
 - 1.10 In the event that the purchase goes ahead, it is planned to appointment an Integrated Children's Service development worker and a centre manager quickly to support the remodelling process and to begin the developing services.
 - 1.11 The development of the centre is seen as a joint venture to provide both a place in Sinfín where services can be delivered locally to local people and a base for outreach to children, families and young people who live further away and cannot get to the centre. The service plan combines Children's Centre services with locality based statutory services, for example social work and education welfare services.

- 1.12 Cabinet previously agreed at the meeting on 6 June 2006 Phase 2 Children's Centre projects at Brookfield Primary, Cavendish Close Infants and Oakwood Infants Schools. The tender has now been received for these schemes but exceeds the approved budget. Negotiations have taken place with the lowest tenderer and the schemes have been reduced, however there is still a requirement for additional funding of £76,927. It has been agreed with the DfES Surestart unit to re-profile phase 2 funding to cover this additional cost. Revised costs are included in Appendix 2. Approval of the Cavendish Close Infant scheme is subject to confirmation of the implications on the schools existing space and capacity being adequately satisfied.

OTHER OPTIONS CONSIDERED

- 2.1 To not develop a Children's Centre in Sinfin. This would not satisfy Sure Start Unit requirements to develop a Children's Centre in every community by 2010, nor meet the requirement to develop a Children's Centre in all of the 30% most disadvantaged wards.
- 2.2 To develop a new build on an alternative site in Sinfin. An appraisal exercise has concluded that this would not be a cost effective option. Constructing a similar sized building would be significantly more expensive than the combined cost of purchasing the building and making the necessary adaptations.
- 2.3 To develop outreach services without a base in Sinfin. This would not be able to offer a wide range of services to children, young people and their families.

For more information contact: Chris Evans, telephone -01332 716380 email chris.evans@derby.gov.uk

Background papers:

List of appendices:

Appendix 1 – Implications

Appendix 2 – Revised Phase 2 Children's Centre Costs

IMPLICATIONS

Financial

- 1.1 The total estimated capital costs of the Sinfin project will be £1,306,000. Comparable new builds have been in the region of £1.5 to £2.0 million. The purchase of the centre will be funded from General Sure Start Grant, Children's Centre capital funding and a contribution of £100,000 from Youth Service capital funding.
- 1.2 The remodelling costs of the Sinfin project are currently estimated at £376,000 and will be met from General Sure Start Grant Children's Centre capital funding the total allocation of which is £1,908,514 for 2007/08.
- 1.3 The on-going running costs of the Sinfin building along with the remainder of the Phase 2 programme will be met from Children's Centre revenue funding. As with all other grants there is no certainty of funding after 2008 but considering the magnitude of this funding stream it is very unlikely that the funding will not continue post 2008. It is estimated that the revenue costs will be £11,000 in 2007/08 based on a September opening and £20,000 for a full year from 2008/09. There is the possibility of rental contributions from the Youth Service and from Adult Learning Service.
- 1.4 The Sinfin Children's Centre staffing costs of an estimated amount of £73,000 for 2007/08 and £103,000 for 2008/09 will be funded through General Sure Start Grant revenue funding.
- 1.5 Sure Start approval has been received for re-profiling phase 2 Children's Centre allocations. Revised costs are included in Appendix 2.

Legal

- 2.1 Derby City Council Estates and Legal departments will liaise with the vendor's solicitors to draw up legal documents for the purchase.

Personnel

- 3.1 The vendor will manage the closure of his business with his own staff. There is no immediate intent to offer childcare within the centre, and therefore we have no responsibility to the existing staff.
- 3.2 New positions identified for the Children's Centre will be advertised according to Derby City Council procedures.

Equalities impact

- 4.1 The remodelling of the centre will ensure DDA requirements are met.
- 4.2 The services delivered from the centre will meet the universal core offer of

Children's Centres, but with a range of additional services available to children, young people and their families identified to be in need. Adult Learning Services and Youth Services available will also meet equalities requirements.

Corporate Priorities

5. Improve the quality of life in Derby's neighbourhoods, by:

- reducing crime and anti-social behaviour
- reducing inequalities between neighbourhoods
- providing greater opportunities for people to participate in decisions about the area they live in.

Encourage lifelong learning and achievement, by:

- providing early and effective support for under-performing schools to reduce the number of 'causing concern' schools
- improving educational attainment at Key Stage and GCSE levels
- raising skill levels to improve the chances of securing employment.

Build healthy and independent communities, by:

- improving the health of our communities
- delivering joined up services for children and young people that meet the needs of the local community.

Deliver excellent services, performance and value for money, by:

- reducing inefficiency by improving business processes and ability to perform
- minimising Council Tax levels and increasing value for money.

Appendix 2

Children's Centres Phase 2						
Project	Cost of Scheme	Ward	Start	2006-2007	2007-2008	2008-2009
Brookfield Primary School	£675,548	Mickleover	2Q 2007	£25,000	£630,048	£20,500
Cavendish Close Infants School*	£769,280	Chaddesden	2Q 2007	£26,000	£720,780	£22,500
Oakwood Infants School	£761,349	Alvaston	2Q 2007	£20,000	£718,349	£23,000

* Subject to implications on existing school space and capacity