

CHILDREN & YOUNG PEOPLE CABINET MEMBER MEETING

Agenda Item 26

Brighton & Hove City Council

Subject:	Whitehawk Community Hub Project		
Date of Meeting:	5 October 2009		
Report of:	Director of Children's Services		
Contact Officer:	Name:	Gil Sweetenham & Gillian Churchill	Tel: 29-3474 29- 3515
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Key Decision:	Yes	Forward Plan No: CYP12450	
Wards Affected:	East Brighton		

FOR GENERAL RELEASE

The special circumstances for non-compliance with the Council Procedure Rules, Access to Information Rule 5 and Section 100B (4) of the Local Government Act as amended (items not considered unless the agenda is open to inspection at least five days in advance of the meeting) was that additional technical advice had to be sought regarding clarity over land release prior to publication of this report.

1. SUMMARY AND POLICY CONTEXT:

- 1.1 To inform members of the outcome of the Co-Location bid and the processes to be undertaken to deliver the project.
- 1.2 To seek approval to add the project to the Capital Programme.

2. RECOMMENDATIONS:

- 2.1 That the content of the report and the processes that will be undertaken going forward be noted.
- 2.2 That the Director of Children's Services be authorised to enter negotiations regarding the disposal of land required to generate the necessary capital receipt
- 2.3 That it be noted that further work will be done to determine negotiations regarding the sale of land declared surplus as a result of this project and the capital receipts required for the Co-Location project.
- 2.4 That the project be added to the Capital Programme.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The Co-Location bid prepared by the Director of Children's Services in partnership with the Children & Young People's Trust partners and the Director of

Culture & Enterprise was submitted on 6th April 2009 as required by the Department for Children Schools and Families (DCSF).

- 3.2 We were informed in June 2009 that we had been granted £5.37 million by the DCSF towards the project. The bid, as submitted, stated that the total cost of the project was £7.4 million. The council is required to put in funding of its own to make up the balance of £2.1 million. The bid stated that £1.0 million would come from the Primary Capital Programme (PCP) funding for 2010 / 2011, £1million would come from a capital receipt from land that could be declared surplus as a result of the project and £100,000 would be made available from the Extended Schools budget for 2010 / 2011.
- 3.3 The project being proposed is for the co-location of the staff in the CYPT Schools & Community, Youth & Connexions, Social Work and Family Learning teams into offices within the Whitehawk Primary School and for the Whitehawk Library to be moved to a site in the school grounds. The project will also carry out work involving pathways and landscaping to link the school with the adjacent GP surgery, which is under construction, and the Roundabout Children's Centre.
- 3.4 The rationale for the project is that it will enable the work of the integrated CYPT services to operate on the next level of multi-disciplinary service delivery and improve outcomes for the children, young people and families in Whitehawk where multiple deprivation is very high.
- 3.5 Situating key CYPT staff in the school, next to a GP surgery, Children's Centre and nursery and including the community library on the site (with access from Whitehawk Way) will attract people to the site and make the school much less isolated than it currently is. Providing a new building for the library will also offer the opportunity for it to offer improved and up to date services for all age groups. This co-location of services will provide easier access for service users and more effective preventative and pro-active work to address the complex and multiple problems that many families in the area face.
- 3.6 Since confirmation of the success of the bid, work has started on agreeing the individual briefs that make up the overall project, the re provision of Whitehawk Primary School kitchen and dining facility and three reception year classrooms, the moving of the library and adult education services from their current location in Whitehawk Road and the creation of office accommodation for CYPT staff into part of the existing school.
- 3.7 The initial proposals within the bid document have been re-visited following initial discussions with the library service and the head teacher and governors of Whitehawk Primary School. The form of the proposed buildings will alter slightly from that indicated in the bid document but the functions and services to be offered by the new accommodation will remain as shown in the bid. DCSF have been involved with these changes.
- 3.8 The PCP and extended schools funding is secured and will be available as needed to contribute to the project costs. The capital receipt element of the funding needs to be agreed following revised valuations of the areas of land available for disposal.

- 3.9 The bid envisaged that two sites would be available for disposal, firstly the site of the existing Whitehawk library building and car parking, shown on Plan 1 annexed to this report.
- 3.10 Following confirmation of the success of the bid, a further site has also been identified that could be available to provide any shortfall should there be issues with the sites originally considered. This is an area of land that was previously vested in Education but declared surplus some years ago and now sits with Policy and Resources. This land is shown on Plan 2 annexed to this report.
- 3.11 This land could be sold for housing development with the capital receipt being used to meet part of the capital receipt required for the project.
- 3.12 The timeframe for delivery of this project is extremely tight. The project has to be delivered in its entirety by 31st August 2011. This deadline is achievable because we are able to use our strategic partnership as the delivery vehicle for the project. This procurement route has proved very successful in delivering school projects on time and on budget for a number of years.

4. CONSULTATION

- 4.1 During the preparation of the bid it was only possible to carry out limited consultation because of the very short timescales involved. The bid was submitted with the written support of the Cabinet Member for Children & Young People, the Acting Chief Executive of the Council, the Chief Executive of Brighton and Hove City Teaching Primary Care Trust, the Director of Children's Services and the Director of Culture and Enterprise.
- 4.2 Following confirmation that the bid was successful, detailed consultation has started with the primary school on the exact form of the alterations to their building. The provision envisaged in the bid has been revisited and significantly improved following this discussion with the school.
- 4.3 Consultation has also started with the community, managed by the Library Service, regarding the range of services that will be provided at the new site.
- 4.4 A steering group has been established that includes representatives from the CYPT, Finance and Property, Property and Design, Culture and Enterprise and Housing. This steering group will meet regularly during the life of the project to ensure that all directorates involved are aware of developments.
- 4.5 There has been consultation with the Leader of the Council, Lead Members for Housing, Culture and Enterprise and also finance and property as well as the local ward members who will be most directly affected by the proposals. This level of member briefing will continue for the life of the project.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 A combination of grant funding, education capital funding and proceeds from the disposal of asset(s) is proposed to be used to finance this capital scheme. Should the scheme come under budget it is likely that some repayment of the Co-location grant would be required.

The projected spend profile and funding is detailed as follows:

Estimated Funding	2009/10 £m	2010/11 £m	2011/12 £m	Total £m
Co-location fund	0.31	5.06		5.37
Primary Capital Programme		1.00		1.00
Extended Schools Grant		0.10		0.10
Capital receipts		0.34	0.66	1.00
Total	0.31	6.50	0.66	7.47

As explained in the body of the report, the assets to be sold to support this project are still to be identified and a full valuation and marketing exercise will need to be undertaken in due course. Should the full £1.0 million not be realised from the disposal of assets then resources will need to be identified to meet the funding gap in order for the scheme to complete or the project will have to be scaled back. Any surplus from the capital receipts over and above the £1.0 million required sum will be invested into the corporate Strategic Investment Fund. Any significant delay in the disposal of the assets will require the scheme to be funded in the interim from existing capital resources within the Capital Programme.

Revenue funding of each element of the project will need to be met from within the resources available to each service that will benefit from the development. As the new buildings will be significantly more sustainable than the existing buildings it is likely that the building running costs will be less than at the present time.

Finance Officer Consulted: Michelle Herrington & Rob Allen *Date: 14/09/2009*

Legal Implications:

- 5.2.1 There are options as to which particular sites, identified on Plans 1, and 2, will need to be sold to make the necessary contribution to the cost of this project. At the time of writing no title review has been undertaken in respect of those sites, which may influence the particular disposal(s) selected.
- 5.2.2 Any proposed diversion of a public footpath will need to be advertised in accordance with the relevant procedures.
- 5.2.3 It is likely that the construction works will be procured through a Design & Build Contract and that the contractor will be appointed via framework arrangements.

Lawyer Consulted: Bob Bruce Principal Solicitor

Date: 21/09/2009

Equalities Implications:

- 5.3 The co-location of services will provide easier access for service users and more effective preventative and pro-active work to address the complex and multiple problems that many families in the area face.

Sustainability Implications:

- 5.4 Provision of good quality services within the local communities supports the sustainable community's goal, as well as reducing climate change and energy use. The new buildings provided as part of this project will benefit from a high

level of sustainable features. The Council will carry out a BREEAM assessment at an early stage which will ensure good practice in environmental design and management is followed. The proposed buildings will utilise, where ever possible, environmental and sustainable principles such as higher than minimum insulation levels, the use of efficient gas condensing boilers, under floor heating, solar shading and natural ventilation. Materials are sourced from sustainable sources where ever possible

Crime & Disorder Implications:

- 5.5 Throughout the development of the proposals consultation will be undertaken with community groups and the Community Safety team and police liaison officers. It is anticipated that by including the community in the development and use of the facilities that crime and disorder in the area of the development will be reduced. This will be further improved by offering extended use of the facilities to the community outside of the school day. The new facilities will provide additional services that will help to improve the life chances of the young people in the community. The buildings will be designed will be designed to enhance the area and reduce the opportunity for vandalism etc.

Risk and Opportunity Management Implications:

- 5.6 It is important that this opportunity is taken to further integrate the working of the CYPT. This project provides an opportunity to improve the skills and life chances for the whole community.

Corporate / Citywide Implications:

- 5.7 This project can act as a model for future projects that will come forward under programmes such as the BSF programme to provide a model of best practice in delivering co-location projects.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 There are no alternative options that could provide the funding necessary to deliver a co-location project of this nature or size at the present time.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 To inform Members of the co-location project and to inform them of the processes that need to be followed.

SUPPORTING DOCUMENTATION

Appendices:

1. Maps 1 & 2

Documents in Members' Rooms

1. None.

Background Documents

1. None

