

<b>Subject:</b>	<b>Whitehawk Co-location Project</b>		
<b>Date of Meeting:</b>	<b>14 January 2010</b>		
<b>Report of:</b>	<b>Director of Children's Services</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Gil Sweetenham</b>	<b>Tel: 29-3433</b>
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<b>Key Decision:</b>	<b>Yes</b>	<b>Forward Plan No: CAB13950</b>	
<b>Wards Affected:</b>	<b>East Brighton</b>		

**FOR GENERAL RELEASE****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 Cabinet notes the content of the report and the processes that will be undertaken going forward.
- 2.2 That Cabinet agrees the sale of the two properties outlined in paragraph 3.10 and ring fence the capital receipt toward the funding of the project.
- 2.3 That the Director of Finance and Resources be authorised to enter negotiations regarding the disposal of land required to generate the necessary capital receipt.
- 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 6 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, £0.1million would be made available from the Extended Schools budget for 2010 / 2011.

The announcement made by the DCSF in October 2007 gave indicative amounts for these funding streams and the amounts needed for this project is well within the indicative allocation indicated. In addition £1million is to come from a capital receipt from land that could be declared surplus as a result of the project.

- 3.3 The project being proposed is for the co-location of the staff on to the site of Whitehawk primary school. The services being co-located are the CYPT Schools & Community, Youth & Connexions, Social Work and Family Learning teams Whitehawk Library to be moved to a site in the school grounds.
- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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.
- 3.9 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 needed final identification and two sites were identified to meet this need.
- 3.10 The two sites that are to be disposed of are the site of the existing Whitehawk library building and car parking, shown on Plan 1 annexed to this report and 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. Both of these sites are available for sale because they are both surplus to requirements.

- 3.11 Valuations of the two sites have been undertaken, giving a value of between £1.01million and £1.21million for the two sites. However the sites will only become available once the project is completed and it will, therefore, be necessary to forward fund the £1.0m from council reserves and reimburse the reserves upon sale of the sites.
- 3.12 The co-location of services will result in the building known as The Greenhouse in Twineham Close being made vacant. This property is part of the HRA portfolio and the future use of this property will be determined through the HRA business plan.
- 3.13 The timeframe for delivery of this project is extremely tight. The project has to be delivered in its entirety by 31 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, 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.

5.2 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
<b>Total</b>	<b>0.31</b>	<b>6.50</b>	<b>0.66</b>	<b>7.47</b>

5.3 Two sites have been identified for disposal with an initial valuation of between £1.01m and 1.21m to meet the £1.0m contribution although 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 scaling back in the total cost of the scheme will result in a proportional reduction of the government grant. Any surplus from the capital receipts over and above the £1.0 million required sum will be invested into the corporate Strategic Investment Fund. The sites will only become available for disposal once the project is completed and it will, therefore, be necessary to forward fund the £1.0m from council reserves in the interim period and reimburse the reserves upon sale of the sites.

5.4 Revenue funding of each element of the project will need to be met from within the existing 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: Rob Allen*

*Date: 07/12/09*

Legal Implications:

5.5 Any proposed diversion of a public footpath will need to be advertised in accordance with the relevant procedures.

5.6 The construction works will be procured through the council's strategic partnership.

5.7 The disposals will not take place until after project completion. To minimise the cash flow implications the sites could be marketed with a view to exchanging contracts as soon as possible.

*Lawyer Consulted: Bob Bruce*

*Date: 18/12/2009*

Equalities Implications:

5.8 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:

- 5.9 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:

- 5.10 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 & Opportunity Management Implications:

- 5.11 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:

- 5.12 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 the processes that need to be followed.
- 7.2 To obtain the necessary authorisation for the sale of the land.
- 7.2 To ensure that the project can be delivered in the timeframe set by conditions of the grant funding.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Plans 1 and 2

### **Documents in Members' Rooms**

None

### **Background Documents**

None