

<b>Bath &amp; North East Somerset Council</b>		
<b>DECISION MAKER:</b>	<b>Councillor Paul May , Cabinet Member for Children &amp; Young People and Councillor Charles Gerrish, Cabinet Member for Finance &amp; Efficiency.</b>	
<b>DECISION DATE:</b>	<b>On or after 16<sup>th</sup> December 2017 (for single Member decision)</b>	<b>EXECUTIVE FORWARD PLAN REFERENCE:</b>
		E 2986
<b>TITLE:</b>	<b>Bright Start Childrens Centre Services - Parkside Children Centre and Family Intervention Team relocation</b>	
<b>WARD:</b>	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
None		

## **1 THE ISSUE**

- 1.1 Bright Start Children's Centre Services currently operate from Parkside Children Centre, Charlotte Street, Bath. The Social Care Family Intervention Team currently operates from 117 Newbridge Hill, Bath. Both services are located in buildings which are not suitable in the long term, both need significant investment in alterations and improvements so that they are suitable for future use. Whilst the People & Community Directorate has looked at alternative options, capital funding to enable such developments has been limited. An opportunity has now arisen which can provide investment into a single site and therefore release the two current sites.
- 1.2 The opportunity would bring together these two teams whose roles and remits are complementary and provide a comprehensive support service to families with children aged 0-19yrs operating from a single site.
- 1.3 The age and design both existing buildings means that they are costly to run, they have not been fully updated for modern working and such work to comply with modern standards would be costly.
- 1.4 117 Newbridge Hill is a large period family home and is not fully accessible for the public. Service relocation will release this property for disposal and the capital receipt generated would contribute towards the development of the Radstock Healthy Living Centre. The Council is working with Hope House

Surgery to deliver this new integrated centre which would include the GP/ Primary Care service, Library, Children's Centre and a training kitchen. The centre is being funded by NHS England with a contribution from the Council for the Children's Centre and Library.

- 1.5 Parkside is an old pre-fabricated building which is likely to deteriorate further due to the construction (concrete panels at ground level). It has poor insulation and the structural design and original materials make it unsuitable for adaptation.
- 1.6 A preferred option (12 Charlotte Street, Bath) has been identified, a considerable amount of work has now been undertaken which confirms that this building can be made suitable.

## **2 RECOMMENDATION**

The Cabinet Members for Children & Young People and Finance and Efficiency are asked to;

- 2.1 Agree the proposal for the relocation of Parkside Children's Centre and 117 Newbridge Hill on to a single site owned by the Council.
- 2.2 To fully approve £718 k of the provisionally approved sum of £7.445m in the 2017/18 capital budget for Bath Quays Delivery to enable infrastructure improvements. This will be used to fund the refurbishment of accommodation at Charlotte Street, Bath.
- 2.3 Approve the disposal of 117 Newbridge Hill to ADL and to release the receipt in whole or part to contribute towards the Radstock Healthy Living Centre.
- 2.4 Approve the transfer of the Parkside site to the Place Directorate for incorporation into plans linked to the Bath Quays regeneration.

## **3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 3.1 These proposals will allow these teams to deliver services from a more appropriate building that will be energy efficient and therefore cheaper to run. The vacated buildings are owned by the Council and can be disposed of as outlined in paragraphs 1.4 and 2.4 above.
- 3.2 Capital funding to deliver these service re-locations and enhancements will be provided through part of the £7.445m provisionally allocated in the capital budget for 2017-18 for. This will enable the release of both sites with 117 Newbridge Hill being sold to ADL for development and Parkside being transferred to the Place Directorate for incorporation into plans linked to the delivery of the Bath Quays regeneration.
- 3.3 It is envisaged that there will be reductions in the running costs. Both of the previous buildings were old and therefore expensive to heat and required constant of maintenance. The move to a newly re-furbished building will reduce the running costs from £49k to £35k per annum.

## **4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 4.1 Children – Under the Children Act 2004, the Council has to have regard to the need to safeguard and promote the welfare of children in the exercise of any of its functions.
- 4.2 Public Health & inequalities – the Council has a statutory duty to promote the health & wellbeing of the inhabitants of its area and reduce inequalities amongst its population.
- 4.3 Apprenticeships, Skills, Children and Learning Act 2009 section 198 Arrangements for children’s centres are particularly relevant:
- 4.4 Section 5A of the Act: The duty to make sufficient provision of Children’s Centres to meet local need, so far as is reasonably practicable to ensure all children and families can be reached effectively, especially the most deprived.
- 4.5 Section 5D: The duty to consult before establishing, significantly changing or closing a Children’s Centre.
- 4.6 Ofsted inspects Sure Start Children’s Centres in England under Part 3A of the Childcare Act 2006 (as amended by the Apprenticeship, Skills, Children and Learning Act 2009); Children Centre Services will be part of the Children Service’s Ofsted inspection which is due before August 2017.

## **5 THE REPORT**

- 5.1 Our local multi-agency Early Help Strategy includes a priority to promote a whole family approach. As previously highlighted, the offer of an integrated (0-19yrs) family centre will make a distinctive contribution to supporting vulnerable families by offering a range of services in one place and this would be the first of its kind in the Bath and North East Somerset Council area.
- 5.2 Children’s and Family Centre services are community resources providing local support to parents and children. They represent a key resource for targeted families providing care and respite for 'crisis management' and they become a place of stability and support. Research shows that such services, when they listen to what families say and work with them to strengthen self-esteem and self-management skills deliver better, long lasting outcomes.
- 5.3 Both current buildings are operationally inefficient and costly to run. They have not been comprehensively updated for modern working and would cost a great deal to upgrade working and service delivery areas to modern standards.
- 5.4 Both services have separate staff arrangements covering reception and building management functions, by bringing these two teams together the Council can make more effective use of current staff and reduce duplication of roles.
- 5.5 117 Newbridge Hill is not accessible for the public or staff on the first and second floor and has limited DPA compliance. There is limited on-site parking which means most service users park on the neighbouring residential roads or walk, a more central location would address this. The building is of 19<sup>th</sup> century construction and layout which makes it very difficult to deliver family services for the 21<sup>st</sup> Century.
- 5.6 Parkside was built in 1944 as a temporary pre-cast concrete construction. Although in relatively good repair it will deteriorate and its design does not allow

for any structural changes allowing co-location or expansion., A recent structural survey of the building identified structural issues, these included:

- i) Likely deterioration of the concrete panels at ground level
  - ii) Age of building
  - iii) Inappropriate roof covering, which will soon need replacement
  - iv) Lack of effective insulation
  - v) Structural integrity of the building making it unsuitable for adaptation
  - vi) Very high cost to bring the building up to comply with modern standards.
- 5.7 The service has been exploring options for a new venue for some time and despite assessing quite a number of possible sites it has not been possible until now to identify a suitable replacement.
- 5.8 The Children's Service is now planning to relocate the offices of the Youth Offending Service to the Keynsham Civic Centre, which will enable closer links with the rest of Children's Services. Contact with services users will continue to be delivered in a range of locally accessible settings across Bath and North East Somerset
- 5.9 This will result in 12 Charlotte Street becoming available as a new home for the Children's Centre and Family Intervention Team – this would be the first choice option if it can be made suitable for the changed use. 12 Charlotte Street is a more substantial building than Parkside, and would provide a better permanent home for these services. It is located next door to the Parkside site and so the move would not impact on access for Parkside service users. The more central location will also benefit future users of services provided by the Family Intervention team which serves families living across the whole of Bath and North-East Somerset. The services will continue to offer outreach support as they currently do for any family that cannot access the facility.
- 5.10 12 Charlotte Street would have space for other agencies eg; Health Visitors, to enhance integrated working. Research suggests that children who benefit from a wide range of integrated early years provision show improved outcomes to their behaviour, social skills and learning. Children who gain most from an integrated service include those at risk of neglect and abuse and those who attend such centres at an early age.

## **6 RATIONALE**

- 6.1 The current facilities for these two teams are not fit for longer term use and there is a benefit in bringing them together in a better building. 12 Charlotte Street is an ideal location.
- 6.2 Access to capital via the Bath Quays regeneration project enables this service co-location and enhancement. It places both services on a sustainable footing. It also enables the release of a site providing a capital receipt to re-invest in improved integrated services for children and residents in Radstock and it supports the wider regeneration programme within the city.

## 7 OTHER OPTIONS CONSIDERED

7.1 *No other options were considered at this point*

## 8 CONSULTATION

8.1 Staff from both buildings is aware of the possibility of the proposed move, and the majority of staff are supportive and positive of the possibilities it provides. Service users from both centres are also aware of the possibility of a move. Engagement with Parkside service users indicated a preference to stay within a city centre location which this proposal delivers. This consultation has involved a number of meetings with service users and also the involvement of Councillors in some of these discussions so that a detailed understanding of what service users require could be incorporated into the plans to improve accommodation and provision.

## 9 RISK MANAGEMENT

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

<b>Contact person</b>	<i>Richard Baldwin</i>
<b>Background papers</b>	<i>None</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	