

Decision Maker: EXECUTIVE on 01 April 2020

Date: For pre-decision scrutiny by the Children, Education and Families Policy Development and Scrutiny Committee on 10 March 2020,

Decision Type: Non-Urgent Executive Non-Key

Title: CAPITAL BIDS FOR CHILDREN AND FAMILY CENTRES

Contact Officer: Rachel Dunley, Head of Early Interventions and Family Support
Tel: 020 8461 7261 E-mail: rachel.dunley@bromley.gov.uk
David Dare, Assistant Director Children's Services (People Division)
Tel: 020 8461 7465 E-mail: david.dare@bromley.gov.uk

Chief Officer: Janet Bailey, Director Children's Services and Education (People Division)
Tel: 020 8313 4062 E-mail: janet.bailey@bromley.gov.uk

Ward: (All Wards);

1. Reason for report

This report is to support the capital bids submitted in relation to transforming Bromley by future proofing the Local Authority's six Children and Family Centres and making the Saxon Contact Centre DDA compliant; building on our assets to deliver local community-based interventions.

2. RECOMMENDATION(S)

2.1 The Children, Education and Families Policy, Development and Scrutiny Committee is asked to consider and comment on the content of the report.

2.3 The Executive are asked to approve the capital bids outlined in this paper for the five named Children and Family Centres improvement works to the value of £1.42m. This is an increase to the capital programme of £250k as outlined in paragraph eight of this report.

2.4 The Executive are asked to approve the Capital Bids outlined in this paper for the Saxon Contact Centre DDA improvement work to the value of £160k.

2.5 The Executive is asked to approve proceeding to procurement, at an estimated overall value of £1.58m, for capital works contracts as detailed in this paper via a suitable compliant route; and to delegate authority to the Director of Children's Services to

finalise the procurement arrangements and approve any resulting Contract Awards in consultation with the Portfolio Holder.

Impact on Vulnerable Adults and Children

1. Summary of Impact:
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Corporate Policy

1. Policy Status: Not Applicable Existing Policy New Policy: Further Details
 2. BBB Priority: Children and Young People Excellent Council Quality Environment Safe Bromley Supporting Independence Vibrant, Thriving Town Centres Healthy Bromley Regeneration Not Applicable: Further Details
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Financial

1. Cost of proposal: £1.58m
 2. Ongoing costs: £15k
 3. Budget head/performance centre: N/A
 4. Total current budget for this head: £N/A
 5. Source of funding: Capital funding
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Personnel

1. Number of staff (current and additional):
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory Requirement Non-Statutory - Government Guidance None: Further Details
 2. Call-in: Applicable Not Applicable: Further Details
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Procurement

1. Summary of Procurement Implications:
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes No Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

Childrens Centres

- 3.1 Bromley has six Children and Family Centres located in the areas of highest deprivation and supporting families through universal provision to targeted support and specialist services. The Six Children and Family Centres are key hubs within their communities and since merging with Early Intervention and Family Support in 2012, usage has grown significantly, and they are embedded within the community and providers of advice, support and interventions for families serving a large proportion of Bromley's families. .
- 3.2 The six Children and Family Centres have been operational and open to the public for a varying number of years, between 12 to 18 years, with the exception of Castlecombe which opened to public use in 2014. Over this extended period of time there has been little to no investment in the fabric of the buildings and exterior play-areas. Repairs have been undertaken to maintain the premises, but there have been no improvements or enhancements to the premises.
- 3.3 Over the past 10 years since the Children and Family Centres moved into Early Intervention and Family Support Services, there has been an expedient growth in the footfall (visits) by the public to the sites, which reflects the growth in the range of services operating from these premises. In 2018/19, there were 99,982 visits across the six sites by over 25,000 unique individuals. The increased footfall alone has an effect on the building itself and play-areas. The centres now look 'well-used' and require investment to keep them operational, safe and inviting.
- 3.4 Feasibility and initial costs for these works have been scoped by AMEY, the local authorities corporate provider. They remain estimate costs, however an appropriate tender process, supported by colleagues in Procurement and the Children's Commissioner, will be carried out to ensure value for money and good quality are achieved in line with the Corporate Procurement Regulations and Financial Regulations.
- 3.5 Bromley's Early Intervention and Family Support (EIFS) Service was recognised as outstanding by Ofsted in their Inspection of Children's Services in November 2018. During the recent Ofsted 'Annual Conversation' in November 2019, the Lead Inspector iterated the same view, impressed by the sustained achievements.
- 3.6 The original proposal to the Executive on 12 February 2020 totalling £1,170,000 covered five separate projects, one for each of the Children and Family Centres with the exception of Burnt Ash Children and Family Centre. Since then more work has been carried out and have been further scoped out. This has meant that the initial cost estimate has risen to £1,420k. The Aims and Objectives of each proposal are summarised in Appendix 1. Each of the proposals are detailed below.
- 3.7 Summary of the total capital bid submission

	£'000
Blenheim Children and Family Centre	400
Cotmandene Children and Family Centre	600
Community Vision Children and Family Centre	60
Castlecombe Children and Family Centre	50
Biggin Hill Children and Family Centre	60
Project Management, contingency, surveys, etc	<u>250</u>
TOTAL proposal	<u>1,420</u>

3.8 PROPOSAL 1. THE BLENHEIM CHILDREN AND FAMILY CENTRE (BLCFC) PROJECT PROPOSAL VALUE £400,000 (ESTIMATED).

- 3.9 The BLCFC proposal has four elements; works to make the site DDA compliant, works to make better use of the space when BTA Blenheim (Nightingale) vacate our premises in Autumn 2020 allowing the local authority's maintained nursery to expand and become more profitable, works to improve the space for the Children and Family Centre to increase the services available to families and works to create an outside play area for our children.
- 3.10 The current layout of Blenheim Children & Family Centre (CFC) includes a space dedicated to the provision of BTA Blenheim (Nightingale) which supports our vulnerable children. BTA Blenheim (Nightingale) will be vacating the premises at the end of the summer term 2020 and moving to new site elsewhere in the borough. This will provide an opportunity to improve the current allocation of space and enhance the provision for both the Children and Family Centre, and the maintained Nursery provision. By building on our assets we will increase our available space which will enable the service to deliver even more local community-based interventions, through partnership working – bring the right services for the community to the right people at the right time – helping to prevent escalation to more costly services.
- 3.11 The project proposal is to reconfigure the layout of Blenheim CFC (BLCFC) to make better use of the space and allow the existing maintained Nursery to grow in terms of space and therefore capacity making this a more profitable provision and increasing the attractiveness of this should a decision be made to out-source via commission or concession to a private provider.
- 3.12 The proposal is to re-open the original entrance to the site, creating a new Reception area, and through some changes to the 'hall' area, improve the accessibility of the site between the lower section (hall and two four delivery spaces) and the upper section (currently Reception and three delivery spaces). The existing transition area is not DDA compliant. These changes would ensure the site became DDA compliant and will allow for the creation of at least two additional delivery spaces; delivery space is at a premium and we are currently unable to meet the demand for space.
- 3.13 The reconfiguration would see the existing space currently leased to BTA Blenheim (Nightingale) repurposed into a crèche and multi-purpose delivery space. This new crèche room will be installed to accommodate 0-5 year old children whilst parents /carers attend parenting courses, skills development activities such as Job Skills or attend Learn & Play sessions with their parents.
- 3.14 As part of LBB's commitment to provide high quality outcomes for our most vulnerable children and allow the crèche to meet Ofsted & Government guidelines, the requirement for a suitable outside space is vital to allow 'free flow' and 'exploration' and this project would also deliver a secure purpose built play-area.
- 3.15 The proposed play-area is currently a large grassed space with a number a rotten timber raised beds and an uneven and damaged patio which is possibly 30 years old. The garden is currently not separated from the rest of Children & Family site and is therefore not useable for use by children in its present state. There are no safe play surfaces or equipment in this area. This project would see the creation of three outside play-area zones, making best use of the available space and providing our children with safe, suitably resourced play and learning opportunities including a new layout, additional play equipment, a new soft play surface and playground graphics. This will enable the CFC to use the spaces outside rather than just paying to maintain it.
- 3.16 These works will add value to the premises, enhance the space making more 'delivery' zones both inside and outside, which will be beneficial to our residents and support cross-cutting

Portfolio agendas; Children's Services & Education, Public Health, Community Safety. The capital investment will make visible changes and the works will last for many years.

3.17 PROPOSAL 2. COTMANDENE CHILDREN AND FAMILY CENTRE (COCFC) PROJECT PROPOSAL VALUE £600,000 (ESTIMATED).

- 3.18 The COCFC proposal has two elements; the expansion of the existing site into the vacant derelict adjoining premises (owned by London Borough Bromley on a 999 year lease), and works to expand and improve the existing outside play space to increase the services available to families.
- 3.19 The current layout of COCFC is very restricted due to the small size of the premises. The shop next door, which the authority has a 999 year lease on, has been empty for some considerable time and is currently in a very poor state of repair, unmodernised, with damage caused from water ingress over a long period of time. Extension of the COCFC will double the space currently available on the East of the borough which is an area of high deprivation and one of our more densely populated areas, close to the settled Traveller Site.
- 3.20 COCFC is a well-used space, providing specific and specialist services in the community, free to service users, with a proven track record of engaging the vulnerable including families from the local Traveller sites who are often find services less accessible. COCFC is our smallest Children and Family Centre with only one training room, a split crèche room, and a very small reception and outside play-space. Despite this it offers a wide range of activities, courses, and health related services throughout the week as well as some evening and weekend sessions, but not as much as we are able to deliver elsewhere, despite the population's need.
- 3.21 Increasing the space will enable the existing targeted support for the most vulnerable to expand, and match that provided across Bromley. Our plans include the installation of a training kitchen as COCFC only has small domestic kitchen which doesn't allow for any healthy eating education to take place. Obesity is a priority for Public Health under the Health and Wellbeing Board, Health Child Programme, and Bromley Children's Executive Board. COCFC already delivers with multiple partners but is at capacity. The expansion will enable us to increase the range of services available at any one time with a focus on meeting local needs and the wider Local Authority's priorities.
- 3.22 Permission has also been sought from Clarion Housing the owners of the external area to the rear of COCFC to increase the footprint of the existing outside play area to accommodate the higher footfall numbers to the COCFC and better support our more vulnerable children and their families many of which do not have access to safe outside space at home; the surrounding housing includes high-rise living with many young families living there. The exterior Crèche play-area is used by young children (0-5 year olds) whilst parents /carers attend courses. The current exterior layout is small and is in a poor state of repair, the soft play surface has been in place for over 10 years and has started to perish and crumble due long term exposure to the weather. Within the next 12 months the surface will become unsafe for young children to use. This proposal will make best use of the available space and providing our children with safe, suitably resourced play and learning opportunities including a new layout, additional play equipment, a new soft play surface and playground graphics.
- 3.23 Clarion have asked for detailed plans before they will confirm their agreement to the proposed extension however in discussion over the phone, Clarion said that they could not foresee any problems with the request as it would only be staff parking that would be affected.
- 3.24 As part of LBB's commitment to provide high quality outcomes for our most vulnerable children and allow COCFC to meet Ofsted & Government guidelines this proposal is to extended

COCFC incorporating the derelict shop next door (leased by the Local Authority for 999 years) and to improve the outside play-space which will prevent, further deterioration of the neighbouring premises. 3.25

3.25 PROPOSAL 3. COMMUNITY VISION CHILDREN AND FAMILY CENTRE (CVCFC) PROJECT PROPOSAL VALUE £60,000 (ESTIMATE).

3.26 CVCFC is one of our two largest sites, and located in the most densely populated area of Bromley; Penge. The proposal for CVCFC has two elements; the site is generally in good repair with the exception of two key elements, the exterior Crèche play-area which is used by young children (0-5 year olds) whilst parents /carers attend parenting courses, skills development activities such as Job Skills or attend Learn & Play sessions with their parents, and secondly the hot water boiler is insufficient in size for the size and capacity including usage of CVCFC. This proposal tackles both these issues.

3.27 CVCFC is one of our largest and busiest Children and Family Centres. The current exterior play-area has been in place for over 10 years and has started to perish and crumble due long term exposure to the weather. Within the next 12 months the surface has the potential to become unsafe for young children to use. This proposal is for the area to be renewed, with a new layout, additional play equipment and a new soft play surface and playground graphics

3.28 PROPOSAL 4. CASTLECOMBE CHILDREN AND FAMILY CENTRE (CACFC) PROJECT PROPOSAL VALUE £50,000

3.29 CACFC is located on the Mottingham estate and is set back from the road. CACFC is a very busy hub for the community and used by a large number of vulnerable Children & families and whilst the premises and rear crèche play area are in a good state of repair, the front garden and pathway have had no work done to create a welcoming environment for families attending CACFC.

3.30 Due to the nature of the location, CACFC is surrounded by high fencing and can appear intimidating to small children. This proposal would include the professional secure installation of exterior creativity activity panels and playground graphics lining the pathway to the CACFC. These panels are designed to encourage our young children to express their creativity and support the development of their literacy, numeracy and motor skills. The panels will include musical play sensory equipment and a seating area to support young children engage in social interaction and increase their learning development.

3.31 This project would see the creation of a welcoming, engaging and educational entrance to the CACFC making best use of the available space and providing our children with safe, suitably resourced play and learning opportunities.

3.32 PROPOSAL 5. BIGGIN HILL CHILDREN AND FAMILY CENTRE (BHCFC) PROJECT PROPOSAL VALUE £60,000

3.33 BHCFC is located in a residential area on a busy road. The current exterior play-area has been in place for over 10 years and has started to perish including the one existing wooden installation (a small train), due long term exposure to the weather. Within the next 12 months the train will need to be replaced as it has the potential to become unsafe for young children to use. Additionally the crèche play area currently has a hard tarmac surface rather than the required soft playground coating that would be expected of this type area. To enable outside 'free-flow' there is a fixed canopy however the canopy is supported by 4 metal posts which have no post padding and is dangerous as would cause injury if a young child was to run into one of them. The play area is small it has no permanent play equipment installed.

- 3.34 This proposal includes the renewal of the play-area, with a new layout, additional play equipment and a new soft play surface. Included in the proposal alongside the installation of a soft play surface is padding for the canopy posts, activity panels, a small adventure tower and a sand/water seating pit along with playground graphics.
- 3.35 This project would see the creation of a safe secure and appropriate educational play-space at BHCFC that is making best use of the available space and providing our children with safe, suitably resourced play and learning opportunities.
- 3.36 The additional £250k has been set aside for Project Management costs, surveys and a contingency for further costs, etc.

3.37 **SUMMARY**

- 3.38 These works will add value to the premises, enhance the space by improving the outside 'delivery' zones which will be beneficial to our residents and support cross-cutting Portfolio agendas; Children's Services & Education, Public Health, Community Safety. The capital investment will make visible changes and the works will last for many years.

3.39 **INTERNAL BUILDING WORKS**

- 3.40 It is expected that the number of families accessing services in their local communities will increase. The range of services provided will increase and meet identified gaps. This will be achieved through further partnership working rather than additional commissioning so will not incur delivery costs other than the standard utilities which will be covered within the EIFS existing budget envelope.
- 3.41 This will create new opportunities for partnership working e.g. drug and alcohol services, and by bringing these services to the communities the aim is to reduce the 'did not attend' incidents for other agencies where their service users have to travel across the borough to access them.
- 3.42 The increased visibility of the EIFS services across Bromley will enhance the public perception of the local authority as residents hold the EIFS Bromley Children Project in high regard, and our vulnerable families actively engage including self-referrals. It has been recognised by OFSTED that the work of EIFS has reduced the impact on statutory services, and audits, by both Internal Audit and MHCLG have found our interventions have achieved significant and sustained change for thousands of families.

3.43 **EXTERNAL PLAY-SPACES**

- 3.44 A well planned outdoor environment is central to young children's learning and development; it is a place where they can thrive. It gives experiences and opportunities to all children, in particular those children who do not have many opportunities to access outdoor play outside of the setting and those who learn best outdoors.
- 3.45 An environment which provides for different aspects of play will support children's social and emotional wellbeing and promote healthy active lifestyles for the whole family. The space should offer challenges and encourage children to take more risks, giving them a sense of achievement. Ideally there should be zones, where children can benefit from a wide range of different ground cover, such as, tarmac, grass, soft surface; structures such as a climbing frame and slide; large and small equipment and a space for energetic play, quiet play and exploratory play.

3.46 Government guidance states that all under 5s should minimise the amount of time spent being sedentary and that physical activity should be encouraged from birth. Children of pre-school age who are capable of walking unaided should be physically active daily for at least 180 minutes, spread throughout the day. To support this, outdoor space should provide opportunities for active play which involve movements of all the major muscle groups.

3.47 Children need space for running, climbing, using wheeled toys and riding bikes. Outdoors should be spacious enough to facilitate activities to support all areas of learning and development, this would include quiet areas, a space for large scale construction, gardening, messy play, shelter or space for den making, water play, space for babies and under twos and a covered area/canopy so that children can use the space all year round.

3.48 **A CO-PRODUCTION APPROACH**

3.49 Families will be invited to help design the spaces. Children develop quickly in the early years and early years practitioners aim to do all they can to help children have the best possible start in life. Children have a right to provision which enables them to develop their personalities, talents and abilities irrespective of family background, learning difficulties disabilities or gender.

Saxon Contact Centre DDA works

3.50 EIFS has submitted another Capital Bid to undertake works at the Saxon Family Contact Centre in Orpington within the vicinity of the Walnuts.

3.51 Our premises are mostly on the first floor of a building shared with Age UK, who operate out of the ground floor, with the exception of one room, known as 'Red Room'. Access at the Front Door is via a steep staircase with a switchback (half-turn) landing mid-way. There is no lift. The only way to enable access via the front door would be to replace the staircase with a lift as it is too narrow to have a stair-lift added.

3.52 The proposal is to make the entrance to Red Room DDA compliant, and install an accessible toilet in place of the existing toilet in Red Room. We would then require a lift to the First Floor from Red Room to allow free movement and use of the office and other spaces.

3.53 In addition to the DDA requirement, Bromley is developing the Family Contact Service in order to achieve excellent services for our children and for this to be recognized by Ofsted in their inspection of Bromley's Children's Services. To enable this our aim is to become accredited under the National Association of Child Contact Centres scheme (NACCC).

3.54 NACCC will enable Bromley to 'sell' this service to other local authorities and directly to families in private law proceedings which will generate income to off-set a proportion of the cost of delivering the service to our own families. In order to achieve this a planned programme of refurbishment work needs to be undertaken.

3.55 **Rationale for undertaking these works at the Saxon Family Contact Centre under Transforming Bromley**

3.56 Access to the building: The Equality Act 2010 states that local authorities must take positive steps to remove barriers to ensure the same services as far as possible are received as someone who is not disabled and we therefore have a duty to make reasonable adjustments to enable access.

- 3.57 Refurbishment to enable NACCC and 'sold services' in relation to Supervised Contact: A local authority has a duty to endeavour to promote contact between children who are looked after by them and their families under Schedule 2 Children Act 1989 unless it is not practicable or it is not consistent with the child's welfare.
- 3.58 In addition the Human Rights Act 1998 Section 8 defines the right to family life, and a failure to promote contact at the correct level both in terms of frequency and level of support provided could be argued as contrary to this, if it was disproportionate and without good reason.
- 3.59 In some situations, and relevant to this Service, in order to promote contact consistent with a child's welfare it must be supervised. Under section 34(1) Children Act 1989, the Local Authority (i.e. Children's Services) must allow the child **reasonable contact** with:
- his parents;
 - any guardian;
 - any person who held a Residence Order or Child Arrangements Order for residence immediately before the Care Order was made; and
 - any person who had care of the child under wardship immediately before the Care Order was made.
- 3.60 Children's Services has a general duty to promote contact with wider family members such as grandparents and siblings. This is the default position in the absence of any court orders.
- 3.61 If a Contact Order is made and the Local Authority does not allow contact, the Order can be enforced by penal notice and contempt of court proceedings brought against the Local Authority.

4. INTERESTED KEY STAKEHOLDERS

- 4.1 The Key Stakeholders within the Senior Leadership team and colleagues within relevant specialist roles/services have been identified as: -
- **Senior Leadership:** Chief Executive, Portfolio Lead for Children, Education and Families, Director for Children Education and Families, Assistant Director for Children's Social Care, as well as the Directors for Resources and the Director for HR & Customer Services
 - **Specialist Stakeholders:** TFM Client Team (Amey), Sovereign, and the Asset Management Team Manager, Head of Procurement, Head of Strategic Place Planning in Education, the Assistant Director for Culture and Regeneration, and children and their parents and carers
- 4.2 Discussions have taken place with most of the key stakeholders. Some of the key stakeholders have not yet been approached due to timescales and other considerations e.g. consultation with families.
- 4.3 The consultation with families has been deliberately delayed until after a decision has been made re awarding the capital bid. This decision was taken in order to prevent raising expectations and managing the local communities emotional responses; if we suggest we will renovate and fail to do so, they may see this as a broken promise even if it is not promised. The service is confident that there is sufficient time to undertake consultation on design within the various projects' timescales.
- 4.4 Discussions have taken place with to see whether any of these projects could be funded by the capital funding for educational settings. We are advised that these projects do not meet this criteria. A revised timescale for the BTA Blenheim (Nightingale) relocation was provided but is subject to alteration still; it is now anticipated to be between Summer 2020 and Summer 2021.

- 4.5 Advice has been sought from the Assistant Director for Culture and Regeneration and their specialist staff alongside colleagues from Procurement and Asset Management, in relation to best practice for managing capital projects. Advice received recommends that these works are broken down into two key projects separating out the outside play areas at Biggin Hill, Castlecombe and Community Vision as one smaller project, and the more extensive works at Blenheim and Cotmandene as one large project.
- 4.6 Breaking these works into two separate streams will enable the service to make best use of the experts available to them within the local authority and its corporate contract holder, Amey. This will also help to manage the consultancy costings.
- 4.7 The advice provided is to use Amey's Large Capital Works Team to undertake the commissioning of a suitable multi-disciplinary consultancy team to project manage and deliver the works at Blenheim and Cotmandene Children and Family Centres. The Asset Management Team Manager has indicated that Amey would not charge its usual 10% for this service. Advice provided was to allow approximately 15% of the contract value for consultancy fees, and 10% for contingency.
- 4.8 The advice provided is to use a two stage process for the outside play areas at Biggin Hill, Castlecombe and Community Vision Children and Family Centres; stage one being an exercise to go out to the market to identify the most suitable provider using a fabricated scenario selection process and stage two being the creation of specific specifications for each of the three sites. If there is a suitable Framework, this would be considered at the time of going out to Market.

5. OPTIONS SUMMARY FOR CAPITAL BIDS FOR CHILDREN AND FAMILY CENTRES and DDA improvement work for the Saxon Contact Centre :

- 5.1 Do nothing – this is not the recommended option as there are multiple risks;
 - a) there is a risk of being legally challenged under DDA/EA accessibility,
 - b) the risk of the empty premises next to COCFC falling into further disrepair is high and this will impact seriously on the LA's ability to rent the space without undertaking the renovations required,
 - c) the spaces within the CFCs that would not be used will still incur upkeep but offer no value / contribution to the offer to residents to evidence as an off-set the upkeep costs
- 5.2 Do only the building DDA works – this is not the recommended option as there will remain multiple risks as highlighted above.
- 5.3 Do all the works proposed – this is the recommended option as the only risk associated with this is that potential additional costs if there is asbestos found. This work will add value to six of the assets held by the LA. It will enhance both the fabric of the premises and the outside play-spaces all of which will have a life of many years, much longer than the capital requirement of 12 months.

6 SOCIAL, ENVIRONMENTAL AND FINANCIAL OUTCOMES

- 6.1 Social outcomes from these capital bids that would impact on our vulnerable adults and children include;
 - a) Better outcomes for our children and their families living in Bromley through improved access physically and more choice of when

- b) Improved reputation and recognition from OFSTED leading to increased confidence with our residents
 - c) Improved public perception of our social values
 - d) Reducing the burden on statutory Children’s Services by providing support at an earlier stage
- 6.2 Environmental outcomes from these capital bids that would impact on our vulnerable adults and children include
- a) Existing premises are being improved which is reducing the impact of developing another/other sites.
 - b) Recycling, reusing and renovating rather than wasting and rebuilding.
 - c) Enhanced outside play-spaces that are inviting, educational and will be used by many of our young children
- 6.3 Financial outcomes from these capital bids that would impact on our vulnerable adults and children include;
- a) The cost of renovating and installing a play area within the existing premises is an initial outlay but there is no ongoing cost and the works are guaranteed for between 5 and 20 years subject to the composition of each item.
 - b) The works are within existing premises and there is no cost for land acquisition as a result. The cost of obtain the land and building the equivalent elsewhere in the borough would be prohibitive.
 - c) Reducing the burden on statutory Children’s Services has a positive financial outcome. Agency staff are often required to bridge the gap between establishment capacity and higher levels of referrals which has an inevitable and costly financial impact.

7 POLICY IMPLICATIONS

- 7.1 Our Road Map to Excellence to children social care ensures that by working together every child in Bromley has the right help at the right time to keep them safe and to meet their needs so that they achieve, thrive and reach their full potential.

8 FINANCIAL IMPLICATIONS

- 8.1 The capital costs of the proposals are set out in the table below:-

Childrens Centres

Blenheim Children and Family Centre	400	
Cotmandene Children and Family Centre	600	
Community Vision Children and Family Centre	60	
Castlecombe Children and Family Centre	50	
Biggin Hill Children and Family Centre	60	
Project Management, contingency, surveys, etc	250	
Total for the Childrens Centre		1,420
Saxon Contact Centre		160
Total Capital Expenditure		1,580

- 8.2 For the Childrens Centres the report requests a variation of £250k to the original capital bid reported to the Executive to reflect the need to make provision for project management, contingency and survey costs, etc for the Childrens Centres. The estimated cost increases from £1,170k to £1,420k.
- 8.3 There are potential revenue costs arising from this work mainly from additional rates, cleaning and utility bills. It is estimated to be around £15k per annum. There may also be further opportunities to generate income. The service will contain this within their overall funding envelope.
- 8.4 The report also provides details of the Saxon Contact Centre capital bid of £160k which was reported to the Executive on the 12th February 2020. This figure remains the same.

9 PERSONNEL IMPLICATIONS

- 9.1 There are no staffing implications for LBB staff arising from the recommendations set out in this report.

10 LEGAL IMPLICATIONS

- 10.1 The Council has the legal power to hold, maintain and develop its landholdings and buildings in connection with its functions. In furtherance of these powers the Council may provide and commission through a contract any proposed consultancy services and works outlined in this report. The council has various powers in connection with its childrens and health functions in particular under section 5A of the Childcare Act 2006 to provide sufficient children's centres to meet local need as far as reasonably practicable. As identified in this report as landowner/occupier the Council has various legal duties surrounding safety of the premises and buildings under the Occupiers Liability Act 1957 also under the Equalities legislation in relation to discrimination and disability.
- 10.2 Officers should be mindful of a number of legal issues that may require further assistance including planning operations, change of use, landlord and occupiers relationships including any consents and licenses.
- 10.3 If the recommendations to this report are approved by the Executive, the commissioning of a services and works contracts may need to comply with the Public Contracts Regulations 2015 and as applicable, the Councils Contract Procedure Rules

11. PROCUREMENT IMPLICATIONS

- 11.1 This report seeks to proceed to procurement for the refurbishment of five of the six the Children and Family centres at a value of c.£1.2m plus contingency allowance of £250k.
- 11.2 This is a works contract and the value of this procurement falls below the thresholds set out in Part 2 of the Public contracts Regulations 2015, so is only subject to Part 4 of the Regulations.
- 11.3 As per 8.2.1 of the Council's Contract Procedure Rules, this procurement must make use of public advertisement, and therefore must also be advertised on Contracts Finder. The procurement must comply with EU Treaty principles of transparency and equal treatment. Any time limits imposed, such as for responding to adverts and tenders, must be reasonable and proportionate.
- 11.4 The Council's specific requirements for authorising proceeding to procurement are covered in 1.3 of the Contract Procedure Rules with the need to obtain the formal Approval of the

Executive following Agreement of the Chief Officer, Assistant Director Governance & Contracts, the Director of Corporate Services and the Director of Finance for a procurement of this value.

- 11.5 In compliance with the Council's Contract Procedure Rules (Rule 3.6.1), this procurement must be carried out using the Council's e-procurement system.
- 11.6 Further this report seeks to delegate authority for the approval of any resulting contract awards from the Executive to the Director of Children Services in Consultation with the Portfolio Holder.
- 11.7 Further this report seeks to proceed to procurement for consultancy / surveys.
- 11.8 The actions identified in this report are provided for within the Council's Contract Procedure Rules, and the proposed actions can be completed in compliance with their content.

Non-Applicable Sections:	[List non-applicable sections here]
Background Documents: (Access via Contact Officer)	[Title of document and date]

Capital Bids 2019/20 Proposal Submission: Children and Family Centres

The aims and objectives of each of the five project proposals are detailed below: -

The aim & objectives for Blenheim children & Family Centre are: -

To comply with Government & Ofsted guidelines and to enhance and add value to the authority's asset.

- a. The reconfiguration of the existing CFC space currently leased to Nightingale PRU repurposed into a crèche and multi-purpose delivery space
- b. To allow expansion of the local authority's maintained Nursery which will make the provision more sustainable and increase its attractiveness in the event of outsourcing
- c. To have a DDA compliant access enabling those with restricted mobility safe access to all areas within the CFC
- d. Install a new all-weather play surface with a polycarbonate roof pergola to provide shade and wet weather protection with different zones to encourage & challenge children and promote a healthy lifestyle.
- e. Install play equipment where children can benefit from a wide range of different structures.
- f. To provide an accessible and safe well planned outdoor environment for young children to thrive and supports children's social and emotional wellbeing.
- g. To give opportunities to all children for outdoor play particularly those who do not have access to outdoor play.
- h. To promote active healthy lifestyles.
- i. To deliver outdoor space to support all areas of learning and development.

The aim & objectives for Cotmandene children & Family Centre are: -

To comply with Government & Ofsted guidelines and to enhance and add value to the authority's asset by future proofing the building.

- a. The reconfiguration of the existing CFC space to incorporate the vacant shop next door repurposed into a training Kitchen and multi-purpose delivery spaces
- b. Extend and install a new all-weather play surface with different zones to encourage & challenge children and promote a healthy lifestyle.
- c. Install play equipment where children can benefit from a range of different structures.
- d. To provide an accessible and safe well planned outdoor environment for young children to thrive and supports children's social and emotional wellbeing.
- e. To give opportunities to all children for outdoor play particularly those who do not have access to outdoor play.
- f. To promote active healthy lifestyles.
- g. To deliver outdoor space to support all areas of learning and development.
- h. To prevent the further deterioration of the neighbouring premises currently leased by LBB on a 999 years lease, and which has been vacant for many months.

The aim & objectives for Community Vision children & Family Centre are:

To comply with Government & Ofsted guidelines and to enhance and add value to the authority's asset by future proofing the building.

- a. Install play equipment where children can benefit from a range of different structures.
- b. To provide an accessible and safe well planned outdoor environment for young children to thrive and supports children's social and emotional wellbeing.
- c. To give opportunities to all children for outdoor play particularly those who do not have access to outdoor play.
- d. To promote active healthy lifestyles
- e. To deliver outdoor space to support all areas of learning and development.

The aim & objectives for Castlecombe children & Family Centre are: -

To comply with Government & Ofsted guidelines and to enhance and add value to the authority's asset by future proofing the building.

- a. Install play equipment where children can benefit from a range of different structures.
- b. To provide an accessible and safe well planned outdoor environment for young children to thrive and supports children's social and emotional wellbeing.
- c. To give opportunities to all children for outdoor play particularly those who do not have access to outdoor play.
- d. To promote active healthy lifestyles
- e. To deliver outdoor space sufficient to support all areas of learning and development.

The aim & objectives for Biggin Hill children & Family Centre are:

To comply with Government & Ofsted guidelines and to enhance and add value to the authority's asset by future proofing the building.

- a. Replace existing hard play surface with a new all-weather soft play surface
- b. Install play equipment where children can benefit from a range of different structures.
- c. To provide an accessible and safe well planned outdoor environment for young children to thrive and supports children's social and emotional wellbeing.
- d. To give opportunities to all children for outdoor play particularly those who do not have access to outdoor play.
- e. To promote active healthy lifestyles
- f. To deliver outdoor space to support all areas of learning and development