
Report To:	Health & Social Care Committee	Date:	5 January 2017
Report By:	Brian Moore Corporate Director (Chief Officer) Inverclyde Health and Social Care Partnership (HSCP)	Report No:	SW/07/2017/SMcA
Contact Officer:	Sharon McAlees Head of Service Children & Families and Criminal Justice	Contact No:	01475 715282
Subject:	CHILDREN'S REPROVISION	RESIDENTIAL CHILDCARE	SERVICES

1.0 PURPOSE

- 1.1 The purpose of this report is to provide the Health and Social Care Committee with an update on Phase 2 and Phase 3 of Inverclyde's residential childcare reprovion of Neil St and Crosshill Children's Residential Units.

2.0 SUMMARY

- 2.1 In 2008 a proposal to replace all three of Inverclyde's Residential Children's Units was agreed on a phased basis. Phase 1 of the plan was completed in March 2013 when Kylemore opened replacing Redholm. A revised staffing structure was implemented and the number of overall residential placements across the three residential units was reduced from twenty four to eighteen.
- 2.2 In light of the significant financial commitment of the programme and the financial pressures facing the Council, consideration was given to reducing the programme to refurbishments of Neil St and Crosshill. This concluded that any works undertaken would only provide an additional five years to the life of the buildings. A cost and quality benchmarking exercise was subsequently undertaken which concluded that retaining residential childcare as a Council owned provision remained the best option in terms of cost and desired outcomes for looked after children.
- 2.3 Agreement was subsequently reached to proceed with replacement builds for Neil St and Crosshill Children's Units on a phased basis. The capital costs for Neil St were estimated at £1.858 million and Crosshill at £1.622 million.

3.0 RECOMMENDATIONS

- 3.1 The Health and Social Care Committee is asked to note the progress of Phase 2 and Phase 3 of the residential childcare reprovion programme.

**Brian Moore
Corporate Director (Chief Officer)
Inverclyde HSCP**

4.0 BACKGROUND

- 4.1 In 2008 a proposal to replace all three of Inverclyde's Residential Children's Units was agreed on a phased basis. The programme of three stages was agreed including a revised staffing structure and a reduction in the number of placements provided from twenty four to eighteen. This took account of the changing needs of our looked after population and a clear commitment to providing young people who required residential care the opportunity of nurturing environments within their local community.
- 4.2 In light of the financial constraints facing the Council it was agreed in December 2012 that consideration should be given to refurbishing Neil Street and Crosshill as an interim solution to extending the life of the buildings. A feasibility exercise was undertaken and concluded that this was not cost effective and at best would only extend the life of the buildings for another five years.
- 4.3 Phase 1 of the reprovision programme was completed in 2013 when Kylemore Children's Unit opened replacing Redholm.
- 4.4 At that juncture further consideration was again given to the cost of the overall programme. A scoping exercise was completed which considered detailed benchmarking and commissioning options. Taking account of cost and desired outcomes for Inverclyde's looked after children and young people, it was agreed that the Council's residential childcare provision provides a sector leading service at a competitive cost and should continue to be owned and managed by the Council
- 4.5 Agreement was reached in 2013 for the replacement of Neil Street and Crosshill Children's Units with two 6 bed houses built to the same template as Kylemore. The programme of work to be undertaken on a phased basis is as follows :

Phase 2(2014/17)

- Build replacement for Neil St on the site of the former Kings Glen Primary School.

Phase 3 (2017/18)

- Transfer young people from Crosshill to the vacated property at Neil St.
- Demolish Crosshill and rebuild on existing site.
- Return young people from Neil St. to Crosshill.

- 4.6 The new build Kylemore cost £1.400 million. The funding package was met by revenue savings from service redesign (mainly staffing costs) along with capital receipts from the sale of Redholm to meet Prudential borrowing. The capital costs for Neil St was estimated at £1.858 million and Crosshill at £1.622million. These costs are to be met from prudential borrowing.

5.0 PERFORMANCE

- 5.1 Stage two replacement of Neil St Children's Unit commenced 2014.
- 5.2 Following community consultation and a tendering process, the contract for phase two was awarded to Fleming Construction. Work commenced on the site at the former Kings Glen Primary at Cardross Crescent, Greenock in August 2016 with a temporary access road, minimising disruption to Cardross Crescent residents, being located from Kilmacolm Road.
- 5.3 As of 25th November 2016, the timber kit was installed and building construction to roof level completed. The road infrastructure is in progress however it will not be fully completed until the end of build although it is hoped that the turning hammer point can

be completed earlier to alleviate some of the concerns expressed by residents. The contractor has reported slippage of three weeks however they are confident of mitigating the delay.

- 5.4 The anticipated fit out and move are scheduled for June 2017. In recognition that this is the end of school term it is hoped that the transfer of young people can be coincided to keep disruption to a minimum particularly for any young people sitting exams or participating in end of term school activities.
- 5.5 Neil St and Crosshill have over the past year run over capacity in terms of the number of placements however the service is confident that the current care planning processes for each young person will allow us to reduce the number of placements to six prior to the Neil St replacement being completed.
- 5.6 When Neil St have moved to Cardross Crescent a brief cosmetic refurbishment and deep clean will take place prior to Crosshill decanting. The current programme of works aims for the demolition, rebuild and return to new build Crosshill by July 2018. A programme of works is attached.
- 5.7 Phase two will reach completion in June 2017 and Phase 3 will commence in July 2017 with the decant to Neil St and demolition of Crosshill working towards completion of Phase 3 in June 2018.

6.0 PROPOSALS

- 6.1 Inverclyde Council continues to demonstrate its corporate parenting duties and responsibilities towards looked after children and young people through its commitment to the provision of high quality residential childcare accommodation.

7.0 IMPLICATIONS

Finance

7.1

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
	Social Work capital – Neil St replacement	2015/18	1,991		
	Crosshill replacement	2016/19	1,682		

Annually Recurring Costs/ (Savings)

The operational costs of the new residential units will be within existing revenue budgets.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
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N/A					
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Legal

7.2 There are no legal implications for this report

Human Resources

7.3 There are no HR implications.

Equalities

7.4 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO – This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

7.5 There are no repopulation implications.

8.0 CONSULTATION

8.1 N/A.

9.0 BACKGROUND PAPERS

9.1 None.