

16th October 2023**Agenda Item:****REPORT OF THE CORPORATE DIRECTOR FOR PLACE****LOOKED AFTER CHILDREN PLACEMENT SUFFICIENCY STRATEGY
OAKHURST RESIDENTIAL HOME REFURBISHMENT LATEST ESTIMATED
COST****Purpose of the Report**

1. To present the Latest Estimated Costs (LEC) for the works to refurbish the Oakhurst residential home, prior to the project proceeding to the construction phase based on these costs.

Information

2. The Sufficiency Duty requires local authorities to ensure that there are sufficient placements within their area to meet the needs of children and young people in care and to develop provision to meet the needs of all children and young people in care locally as far as is possible.
3. To deliver on this duty, in April 2023 the Cabinet Member for Children and Families approved the revised Looked After Childrens Placement Sufficiency Strategy 2023-25. A key element of the strategy is investment in the Council's residential estate.
4. This project represents significant investment into one of the Councils residential assets. Oakhurst is a four-bed residential home requiring a refurbishment and re-organisation to best meet the needs of the children residents and staff of the site. The project has completed detailed design and this LEC is presented ahead of the project progressing to the construction phase.
5. This project delivers a total refurbishment of the building, providing a home that will be functional but will have a domestic feel for the children and will comply with all current legislation. Informed by a range of surveys, the project scope includes:
 - Provision of 4 ensuite children's bedrooms; requiring structural reconfiguration to provide 2 new ensembles.
 - New family bathroom
 - 1 Staff bedroom with staff lounge and shower room
 - 4 Staff offices across 3 floors

- 2 Family rooms
 - Ground floor WC
 - New kitchen with laundry room
 - Structural repairs
 - New fire doors throughout
 - Re-decoration throughout - including plastering when required and a full repaint of all walls and ceilings.
 - Full electrical rewire including, emergency lighting, fire alarm, new sockets and data points throughout
 - New LED lighting design throughout
 - New radiators throughout
 - New flooring throughout
6. All building safety systems have been assessed and will be enhanced as part of the project including full rewire, new alarm systems, structural repairs, fire barriers and new fire doors.
7. Condition reports have identified that the current boilers have a life span of 10years+ and are in good condition, these will not be replaced within this project. Similarly, replacement windows are not included within the project unless required through reconfiguration.
8. It is anticipated that works will commence on site in October and be complete January 2024

Latest Estimated Costs

9. The latest estimated cost of the building works on the refurbishment project discussed in this report are set out below and the fees shown are for all professions involved in the project.
10. The professions involved in these projects reflect all stages of RIBA 0-7 and associated professional services.
11. Please note that Professional fees include all feasibility costs including site surveys and associated statutory fees, as well as Arc Partnership fees.

Latest Estimated Cost – Oakhurst Refurbishment

Outturn Prices)

	£
Building Works	413,853
Professional fees	87,737
Furniture & equipment	8,000
Total	509,590

Anticipated cash flow

	2023/24 £	Total £
Building Works	413,853	413,853
Professional Fees	87,737	87,737
F&E	8,000	8,000
Totals	<u>509,590</u>	<u>509,590</u>

Other Options Considered

12. The do-nothing option has been discounted as the refurbishment is necessary for the facility to continue to provide accommodation that meets the needs of children and young people in care.

Reason for Recommendation

13. The Council is committed to providing sufficient good quality placements to meet the needs of children and young people in care. This refurbishment scheme is a key element of delivering this commitment.
14. Continuing to provide good quality internal placements also represents a significant financial saving when compared with sourcing placements through external providers. The following table illustrates the investing to save nature of this project:

Average External Activity Placement Cost £/Week	Average Internal Activity Placement Cost £/Week	Difference £/week	Annualised saving £ (80% occupancy)
8,500	7,500	1,000	41,600

Statutory and Policy Implications

15. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

16. The funding for the works will be met from the Increasing residential capacity for looked after childrens' budget of the Council's capital programme. The Capital Programme established a budget of £3.4 million. £1.2M has been expended to date leaving £2.2M remaining, more than

sufficient to cover the costs as set out in this report. The remaining £1.7M will fund further projects to provide additional children's residential facilities and refurbishments.

Implications for Residents

17. This project as part of the Children's Placement Sufficiency Strategy, will have a positive impact for young people in care, their families and staff working in these settings.

Implications for Sustainability and the Environment

18. A number of environmental enhancements have been included in the refurbishment project including new LED Lighting and new radiators throughout.

RECOMMENDATION

- 1) That the Latest Estimated Costs for the works to refurbish the Oakhurst residential home is approved.
- 2) That approval be given for the project to proceed to the construction phase based on these estimated costs.

Derek Higton
Corporate Director, Place

For any enquiries about this report please contact: Phil Berrill, Team Manager, Property Commissioning, T: 0115 9774641, E: phil.berrill@nottsgov.uk

Constitutional Comments (EP 02/10/2023)

19. The recommendation falls within the remit of the Cabinet Member for Economic Development and Asset Management by virtue of their terms of reference.

Financial Comments (GB 06/10/2023)

20. It is proposed that the £509,590 costs set out in this report will be funded from the Increasing Residential Places for Looked After Children capital programme that is already approved within the Children and Families portfolio capital programme.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Looked After Children Placement Sufficiency Strategy 2023-25 report to The Cabinet Member, Children and Families, 17 Apr 2023

Increasing Residential Capacity for Looked After Children, report to Finance Committee, 10 January 2022

Electoral Division(s) and Member(s) Affected

Mansfield South - Councillor Andre Camilleri and Councillor Stephen Garner