

**PROPOSED USE OF HILL RISE**

*To:* **Commercial and Investment Committee**

*Meeting Date:* **15 December 2017**

*From:* **Chris Malyon, Chief Finance Officer**

*Electoral division(s):* **All**

*Forward Plan ref:* **N/a**                      *Key decision:* **No**

*Purpose:* **The committee is being asked to consider the proposed refurbishment of Hill Rise Huntingdon to relocate the current 'No Wrong Door' model offer in Cambridgeshire**

*Recommendation:* **The committee is being asked to agree to the move from the current site at Victoria Road, Wisbech and renovations to the Hill Rise property at a cost of £169,000.**

<b><i>Officer contact:</i></b>		<b><i>Member contact:</i></b>	
Name:	Fiona Mackirdy	<b>Name:</b>	Councillor Josh Schumann
Post:	Head Of Countywide and Looked After Children's services	<b>Post:</b>	Committee Chairman
Email:	<a href="mailto:Fiona.mackirdy@cambridgeshire.gov.uk">Fiona.mackirdy@cambridgeshire.gov.uk</a>	<b>Email:</b>	<a href="mailto:joshua.schumann@hotmail.co.uk">joshua.schumann@hotmail.co.uk</a>
Tel:	01223 715576		

## 1. BACKGROUND

- 1.1 In April 2017 Cambridgeshire received Transformation Funding to introduce North Yorkshire's 'No Wrong Door' model. The model aims to ensure the needs of children and young people in Cambridgeshire are addressed within a single team of trusted and skilled workers, which will support a young person throughout their care journey. Through this work it is aimed to improve young people's outcomes and reduce risks for looked after children and care leavers with complex needs. The model also reduces the number of children becoming looked after due to family breakdown, delivers a wrap-around service to children with complex needs who would otherwise require external agency placements, and reduce the need for emergency placements resulting from current placement breakdowns.
- 1.2 Transformation funding of £890k was received across two years commencing 2017-18 to deliver £1.5m savings across 3 years.

	2017-18 £000	2018-19 £000	2019-20 £000	2020-21 £000	TOTAL £000
Investment	497	393			
Saving	-559	-530	-389	-30	1,508

- 1.3 This paper is seeking approval to progress with development of Hill Rise in Huntingdon as the location for delivery of children's home element of The Hub. It is believed that The Hub model will struggle to deliver the outcomes for young people and the expected cost benefits without this project being approved.
- 1.4 The Children and Young People's Committee is fully appraised of the Hub development and the need to relocate the children's home to a location more central in the County.
- 1.5 The operation of children's homes is regulated by Ofsted who register and inspect any new provision against published standards. These standards have been considered in the feasibility study of the Hill Rise building.

## 2. MAIN ISSUES

- 2.1 The Hub is a countywide provision for our most complex young people in Cambridgeshire and brings together residential children's home provision alongside outreach services. Current accommodation in Wisbech is not sustainable given the location, capacity and future needs.
- 2.2 Members are advised that Hill Rise is more centrally located which will ensure that young people are more easily able to maintain and develop their relationships with family, friends and their community and therefore improve effectiveness and outcomes for children. This will enable greater join up between partners, delivery of better long term outcomes for children and therefore savings based on fewer children becoming looked after, reduction in costly interventions such as arrests, criminal behaviour, and fewer health interventions in high cost services.
- 2.3 Given the number of private looked after children's homes in the Fenland area, there are

concerns that continuing the Hub in this area will further add to community pressures and the associated challenges in managing these across partner agencies. Police already report significant pressure in this area from responding to incidents reported by private children's homes. The current building at Victoria Road is a Victorian Villa which is aesthetically pleasing but is problematic for young people who present with complex behaviour. It has a 'soft' infrastructure which is very easily damaged and there are a number of features in the house that need engineering solutions to resolve, e.g. ligature points

- 2.4 Hill Rise is a substantial building over two floors which is currently not being used to its full potential. It currently offers some space downstairs for looked after children to have supervised contact with their family members and office space upstairs which is currently being used by Hub Outreach staff. It is understood that supervised contact could move into local children's centre provision.
- 2.5 With the proposed programme of refurbishment, the aim is to provide a warm and inviting, yet robust and practical provision that acts as a residential home for children, a space to build and develop positive relationships with friends, family and community and an office base for The Hub outreach staff. Without the work to the property, it is not possible to deliver The Hub from this location and the desired outcomes for young people will not be achieved.
- 2.6 Other positive impacts associated with the project, which are dependent on this refurbishment, include;
  - Cost avoidance associated with the prevention of children becoming looked after as well as use of emergency placements. Children's placements in private children's homes can cost between £3500 to in excess of £5000 per week.
  - Cost avoidance due to a reduction in young people's time being looked after due to intensive support to return them to the care of parents in 28 days.
- 2.7 A review of existing Council stock has been undertaken and the view from Property Services is that this is the most appropriate building to accommodate The Hub. There are no other identified alternatives, other than investing in a new build, the cost of which would be prohibitive.
- 2.8 A feasibility study of the property has been completed and this highlighted that it lends itself well to the proposed use. The building is generally in good condition, albeit in need of some cosmetic and aesthetic upgrading and the layout is easily adaptable.
- 2.9 An outlined costing schedule is detailed in **Appendix 1** Feasibility Study.
- 2.10 It is proposed that if the children's home were to move to Hill Rise, the Victoria Road building would be retained with the People and Communities portfolio for use as smaller move-on provision for older children or young adults.

### **3.0 ALIGNMENT WITH CORPORATE PRIORITIES**

#### **3.1 Developing the local economy for the benefit of all**

N/A

#### **3.2 Helping people live healthy and independent lives**

Officers have identified the following bullet points as significant impact in this area:

- This model ensures that our children and young people's needs are addressed within a single team of trusted and skilled workers. This integrated team, through a key worker, will stay with the young person throughout their care journey.

#### **3.3 Supporting and protecting vulnerable people**

Officers have identified the following bullet points as significant impact in this area:

- An improved and safer living environment would keep young people safe and improved facilities for intervention work to take place would lead to the young person reaching their potential.
- Better outcomes for children in respect of a range of areas including reducing risks from Child Sexual Exploitation, missing episodes and self-harm, reduction in offending, improvements in emotional well-being, more stable and sustained return home or prevention of becoming looked after, better care leaver outcomes such as improved rates of young people in education, employment and training, young parenting.

### **4. SIGNIFICANT IMPLICATIONS**

#### **4.1 Resource Implications**

The following bullet points set out the details of significant implications identified by officers:

- The details of refurbishment costs of £169k are included insignificant implications in Appendix 1 Feasibility Study. Based on the current property running costs of Victoria Road and planned usage of Hill Rise we could expect estimated running costs for the building of £20,000-£25,000 a year.

#### **4.2 Procurement/Contractual/Council Contract Procedure Rules Implications**

The following bullet point sets out the details of significant implications identified by officers:

- Any agreed refurbishment would be subject to the council's procurement rules and procedures.

#### **4.3 Statutory, Legal and Risk Implications**

The following bullet points set out the details of significant implications identified by officers:

- Through this work it is aimed to improve young people's outcomes and reduce risks for looked after children and care leavers with complex needs.

- The model also reduces the number of children becoming looked after due to family breakdown, delivers a wrap-around service to children with complex needs who would otherwise require external agency placements, and reduce the need for emergency placements resulting from current placement breakdowns.

#### **4.4 Equality and Diversity Implications**

There are no significant implications in this area.

#### **4.5 Engagement and Communications Implications**

There are no significant implications in this area.

#### **4.6 Localism and Local Member Involvement**

There are no significant implications in this area.

#### **4.7 Public Health Implications**

There are no significant implications in this area.

<b>Implications</b>	<b>Officer Clearance</b>
<b>Have the resource implications been cleared by Finance?</b>	Yes or No Name of Financial Officer:
<b>Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?</b>	Yes or No Name of Officer:
<b>Has the impact on statutory, legal and risk implications been cleared by LGSS Law?</b>	Yes or No Name of Legal Officer:
<b>Have the equality and diversity implications been cleared by your Service Contact?</b>	Yes or No Name of Officer:
<b>Have any engagement and communication implications been cleared by Communications?</b>	Yes or No Name of Officer:
<b>Have any localism and Local Member involvement issues been cleared by your Service Contact?</b>	Yes or No Name of Officer:

<b>Have any Public Health implications been cleared by Public Health</b>	Yes or No Name of Officer:
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<b>Source Documents</b>	<b>Location</b>
<b>CCC Hill Rise Feasibility Report (Appendix 1)</b>	The Hub CCC shared network area