
Report to: Cabinet

Date of Meeting: 27 March 2014

Subject: Litherland Moss Primary Refurbishment and Gypsy & Traveller Site at Red Rose Park Capital Scheme Revisions

Report of: Director of Built Environment and Head of Corporate Finance & ICT

Wards Affected: All

Is this a Key Decision? Yes

Is it included in the Forward Plan? No

Exempt/Confidential No

Purpose/Summary

To advise Members of revisions to the above schemes and to obtain approval for their increased scope, changes in cost and method of funding

Recommendation(s)

Cabinet is recommended to:

- i) Increase the scope of the Litherland Moss refurbishment scheme, within the Capital Investment Plan to include the relocation of the children's centre, with the increase of £100,000 being funded from unallocated 2 Year Old Offer Capital Grant,
- ii) Increase the programme budget of the Red Rose Traveller and Gypsy Site scheme, within the Capital Investment Plan, to £431,182 with the increase of £108,162 being funded from an increased Homes and Communities Agency (HCA) grant of £57,000 and £51,162 funded from the 2013/14 forecast underspend on the revenue budget; and
- iii) It be noted that the proposal was a Key Decision but had not been included in the Council's Forward Plan of Key Decisions. Consequently, the Leader of the Council and the Chair of the Overview and Scrutiny Committee (Children's Services) had been consulted under Rule 27 of the Access to Information Procedure Rules of the Constitution, to the decision being made by the Cabinet as a matter of urgency on the basis that it was impracticable to defer the decision until the commencement of the next Forward Plan because of, in the case of Litherland Moss, the requirement to provide urgent alternative accommodation due to the Council's current landlord serving notice to quit upon the Council. In the case of Red Rose Traveller site, the matter is an urgent health and safety issue and delay until publication of the next forward plan is not practicable.

How does the decision contribute to the Council's Corporate Objectives?

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		√	
2	Jobs and Prosperity		√	
3	Environmental Sustainability		√	
4	Health and Well-Being		√	
5	Children and Young People	√		
6	Creating Safe Communities		√	
7	Creating Inclusive Communities	√		
8	Improving the Quality of Council Services and Strengthening Local Democracy		√	

Reasons for the Recommendation:

To advise Members of the increased scope and project costs of these 2 previously approved capital schemes and the proposed method of funding the shortfall.

What will it cost and how will it be financed?

(A) Revenue Costs

There is an underspend in the 2013/14 revenue budget which would meet the costs of the unfunded component of the Traveller and Gypsy site repairs.

(B) Capital Costs

Capital costs are increasing by a total of £208,162 which will be funded by £100,000 of unallocated 2 year old offer grant, £57,000 of increased grant contribution from the HCA.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Legal	Cabinet has delegated authority in respect of the implementation and monitoring of budget changes	
Human Resources		
Equality		
1.	No Equality Implication	<input checked="" type="checkbox"/>
2.	Equality Implications identified and mitigated	<input type="checkbox"/>
3.	Equality Implication identified and risk remains	<input type="checkbox"/>

Impact on Service Delivery:

The new schemes to be approved will enable more cost effective services to be provided.

What consultations have taken place on the proposals and when?

The Head of Corporate Finance and ICT is the author of the report (FD 2906/14)

Head of Corporate Legal Services (LD 2211/14) have been consulted and any comments have been incorporated into the report.

Are there any other options available for consideration?

The options available to Members are to not approve these increased costs which would lead to the revised schemes not being carried out.

Implementation Date for the Decision

After call in following Cabinet.

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Background Papers:

None.

1. Introduction/Background

- 1.1 This report informs Members of increased capital scheme scope and costs of 2 previously approved schemes at Litherland Moss Primary School and the Gypsy and Traveller Site at Red Rose Park and the proposed method of funding those increased costs which have been recommended by the Strategic Capital Investment Group.

2. Litherland Moss Primary School

- 2.1 Cabinet on 27th February and Council on 6 March 2014 approved a scheme for £800,000 for the refurbishment of the administration and kitchen block at Litherland Moss Primary School to be funded from the Council's Single Capital Pot.
- 2.2 Cabinet on 25th April and Council on 14th May 2013 approved £427,970 to be spent on works to increase the capacity of 2 year old education childcare places to be funded from un-ring fenced capital grant provided from the Department for Education. To date £117,970 of this is still to be allocated to specific schemes.
- 2.3 The current location of the Litherland Moss Children's Centre is remote to the school in rented accommodation and the landlord has served notice to vacate the premises, therefore relocating this service is now urgent. The rental charge was excessive and moving the Children's Centre into a new block linked to the school would promote more efficient results whilst saving on the running costs.
- 2.4 The new block would be able to provide additional 24 full time 2 year old places. The Council has a statutory duty to ensure there is sufficient provision for vulnerable 2 year olds to take up early learning / childcare for 15 hours per week. The number of places to be provided in Sefton by September 2014 is 1400, significantly higher than previous targets. There is a risk to the Council that if sufficient places are not provided and a high percentage of children do not attend, funding for future years will not be forthcoming. This additional area for the 2 year old offer is supported by funding already received by the Council and has already been approved by Members.
- 2.5 It is therefore proposed that the existing scheme at Litherland Moss Primary School be increased to provide accommodation for the Children's Centre by creating a new building which will be linked to the school. The cost of providing this new accommodation will be £100,000 and can be funded from the unallocated proportion of the 2 Year Old Offer grant previously approved by Members.

3. Gypsy & Traveller Site at Red Rose Park

- 3.1 The Capital Investment Plan currently includes a scheme for the redevelopment of the Gypsy and Traveller Site at Red Rose Park at a cost of £323,020 funded from a £ 308,020 capital contribution from the HCA and £15,000 from the Gypsy & Traveller revenue budget. The scheme was to refurbish the existing toilet and washroom blocks supplying the existing 16 pitches and also to create 4 brand new pitches with toilet and washroom facilities.

- 3.2 It has since become apparent that these original estimates of scheme costs are inadequate as unforeseen problems such as water ingress and damp have been found when flooring and wall coverings were removed. The construction of the 4 new pitches has now been tendered and the lowest tender, including fees, was in excess of the original estimate. A rigorous of value engineering has been undertaken, however the scheme still requires additional funding of £108,162.
- 3.3 The HCA, being that main funder of the scheme, has been approached and has agreed to provide an additional £57,000 of grant, leaving £51,162 of funding still to be found.
- 3.4 The Council has over achieved the savings target in 2013/14 as reported to Council on 6 March 2014. The underspend in 2013/14 is anticipated to be in the range of £2-4m. The Cabinet are requested to fund the remaining shortfall from the one-off resources arising from this revenue underspend.