



**Meeting:** Full Council

**Date:** 22 October 2015

**Wards Affected:** Berry Head with Furzeham and St Marys with Summercombe

**Report Title:** Lease of Office Premises for Brixham Children's Centre/SWIFT Practise Base (Mayoral Decision)

**Is the decision a key decision?** No

**When does the decision need to be implemented?** October 2015

**Executive Lead Contact Details:** Cllr Julien Parrock, Executive Lead for Adults and Children, 293217 and julien.parrott@torbay.gov.uk

**Supporting Officer Contact Details:** Rachael Williams, Head of Schools, 208743 and Rachael.williams@torbay.gov.uk

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## **1. Proposal and Introduction**

- 1.1. Brixham Children's Centre offers a variety of supportive services to young families in the area, including workshops, drop in sessions and training. Earlier this year the centre was forced to vacate its premises at Furzeham Primary School. This was due to the needs of the school which is facing rising pupil numbers and an ongoing works programme dealing with condition of its buildings. There is no option for the centre to return there in the foreseeable future.
- 1.2. Following investigations, Children Services has identified suitable alternative premises; a vacant unit which is part of the Brixham Enterprise Centre, Rea Barn Road, Brixham TQ5 9DF.
- 1.3. The unit is centrally located in the town with good accessibility and flexible, well – presented accommodation.
- 1.4. The premises are owned by the Torbay Economic Development Company (TEDC) and are available to lease at £17,000 per annum, subject to upward review at 3 yearly intervals if market conditions dictate.

## **2. Reason for Proposal**

- 2.1. To enable the Brixham Children's Centre to move to new accommodation.

## **3. Recommendation(s) / Proposed Decision**

- 3.1. That Children Services be granted a 21 year lease from Torbay Economic Development Company of the vacant unit at Brixham Enterprise Centre, Rea Barn Road, Brixham TQ5 9DF for use as accommodation for the Brixham Children's Centre

**Appendices:** Appendix 1: Supporting Information and Impact Assessment

**Background Documents:** None

## Supporting Information and Impact Assessment

Service / Policy:	Children Services Brixham Children's Centre
Executive Lead:	Cllr Julien Parrott
Director / Assistant Director:	Richard Williams

Version: 2	Date: 7/10/15	Author: Rachael Williams
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### Section 1: Background Information

<b>1.</b>	<p><b>What is the proposal / issue?</b></p> <p>The proposal is that Children's Services lease the unit at Brixham Enterprise Centre from the TEDC in order for it to become the service delivery point for Brixham Children's Centre and as a practise base for the SWIFT project.</p> <p>Services initially to be delivered from the setting include:</p> <ul style="list-style-type: none"> <li>• Baby massage</li> <li>• Drop in sessions for 0-6 months</li> <li>• Breast feeding clinic</li> <li>• Play cafe</li> <li>• Toddler sessions</li> <li>• Parents to be sessions</li> <li>• Nurture clinic</li> <li>• Health visitor check ups</li> </ul> <p>Whilst this range of services will change and grow as the centre becomes more established and as the SWIFT project evolves to meets the needs of its community; it is believed that the unit offers sufficient flexible accommodation to support their long term aspirations and needs.</p> <p>In addition the central site of the unit, which is within walking distance of the town centre with good road and pedestrian access, makes it the ideal location for a community base and a hub for localised service delivery. In fact this location is expected to increase the reach of the services.</p>
<b>2.</b>	<p><b>What is the current situation?</b></p> <p>Since 1<sup>st</sup> April 2015 Brixham Children's Centre has not had a base from which to deliver its services. This is having a negative impact on its service delivery. Without a base it has only been able to provide a very limited offer and is, therefore, not meeting all of its statutory functions. Parents and vulnerable families are forced to travel to Paignton and Torquay to access the full range of services that should be on offer.</p> <p>The centre has noticed a drop off in the number of contacts.</p>
<b>3.</b>	<p><b>What options have been considered?</b></p> <p>Officers and staff from Action for Children have visited all the existing community bases within Brixham to see how viable they would be as a venue. Unfortunately none were found to be suitable. This was due to a variety of reasons including lack of availability, lack of storage and unsuitable working conditions for the type of service to be delivered (i.e. baby health checks).</p>

<b>4.</b>	<b>How does this proposal support the ambitions and principles of the Corporate Plan 2015-19?</b>  The services on offer by the centre support the principles of the Corporate Plan; they support families and their children, and young people achieve the best outcomes, particularly in relation to educational and health outcomes.
<b>5.</b>	<b>Who will be affected by this proposal and who do you need to consult with?</b>  This proposal will lead to the reinstatement of a delivery point for services in Brixham; Children Services are not proposing to reduce what is on offer but enhance it leading to a positive impact on children and young people, their parents/carers, and all the agencies/services in Brixham that work with children and young people.
<b>6.</b>	<b>How will you propose to consult?</b>  This proposal has been discussed at both the Parents Advisory Board and at the Strategic Advisory Board. It has also been discussed with parents attending the services still being offered at Brixham (in temporary locations).

## Section 2: Implications and Impact Assessment

7.	<p><b>What are the financial and legal implications?</b></p> <p>Children Services will sign a lease for the premises; the lease will be for a period of 21 years with break out clauses every 3 years. The cost of the lease per annum will be £17,000, subject to upward review at 3 yearly intervals if market conditions dictate. This will be met from within existing Children's Services budgets.</p> <p>Children services will be seeking to recuperate this cost from partners who will be based at the unit. Through sub lets and services level agreements Children Services expects to receive the following towards this cost:</p> <ul style="list-style-type: none"><li>• £10,000 from Action for Children</li><li>• £7,000 from SWIFT</li><li>• £3,000 from Play Torbay</li></ul>
8.	<p><b>What are the risks?</b></p> <p>The funding identified to cover this cost or the service could be withdrawn; in this eventuality, through the regular break out clauses built into the lease, Children Services will be able to terminate the agreement.</p>
9.	<p><b>Public Services Value (Social Value) Act 2012</b></p> <p>Any works undertaken at the premises will adhere to this Act.</p>
10.	<p><b>What evidence / data / research have you gathered in relation to this proposal?</b></p> <p>During the last full operational year for the Brixham Children's Centre (1/7/14 – 31/6/15)</p> <ul style="list-style-type: none"><li>• Total beneficiaries 723 (681 children and 42 parents to be)</li><li>• Sustained Reach<ul style="list-style-type: none"><li>273 once only</li><li>163 2- 4 times</li><li>245 5+ times</li></ul></li><li>• Carers seen 622</li><li>• Children seen 681</li></ul>
11.	<p><b>What are key findings from the consultation you have carried out?</b></p> <p>All parties, both users and professionals, have responded positively; believing the central location will benefit both parental access and opportunities for join up working with other professionals. Health has already discussed running additional services from the premises.</p>
12.	<p><b>Amendments to Proposal / Mitigating Actions</b></p> <p>Not applicable</p>

## Equality Impacts

13	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people	There will be a single, central delivery point for services in Brixham which will offer support to this group. It is also anticipated that there will an increase in the reach of this service for this group with its more central and accessible location.		
	People with caring Responsibilities	There will be a single, central delivery point for services in Brixham which will offer support to this group. It is also anticipated that there will an increase in the reach of this service for this group with its more central and accessible location.		
	People with a disability	This single, central delivery point for services in Brixham will be fully accessible & DDA compliant. It is also anticipated that there will an increase in the reach of this service for this group with its more central accessible location.		
	Women or men			No differential impact
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No differential impact
	Religion or belief (including lack of belief)			No differential impact

	People who are lesbian, gay or bisexual		No differential impact
	People who are transgendered		No differential impact
	People who are in a marriage or civil partnership		No differential impact
	Women who are pregnant / on maternity leave		No differential impact
	Socio-economic impacts (Including impact on child poverty issues and deprivation)		No differential impact
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)		No differential impact
<b>14</b>	<b>Cumulative Impacts – Council wide</b> (proposed changes elsewhere which might worsen the impacts identified above)	No negative impacts identified.	
<b>15</b>	<b>Cumulative Impacts – Other public services</b> (proposed changes elsewhere which might worsen the impacts identified above)	No negative impacts identified.	