



Cabinet

6 January 2021

Report Title:	Residential Provision for Children and Young People We Look After and Emergency Respite Provision
Cabinet Portfolio	Children and Young People
Cabinet Member	Councillor Nova Charlton
Exempt Report	No
Reason for Exemption	N/A
Key Decision	No
Public Notice issued	N/A
Wards Affected	All
Report of	<p>Jim Leivers Director of Children and Young People's Services JimLeivers@sthelens.gov.uk 01744 671802</p>
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Borough priorities Please mark X for any priority supported by this report NB Use Section 4 - Background	Ensure children and young people have a positive start in life	x
	Promote good health, independence and care across our communities	
	Create safe and strong communities for our residents	
	Support a strong, diverse and well-connected local economy	

Information to explain how each selected priority is supported	Create a green, thriving and vibrant place to be proud of	
	Be a modern, efficient and effective Council	

1. Summary

- 1.1 This report sets out the case for developing three new children's homes in St Helens and developing an emergency respite home for children on the edge of care. The report considers the options available for acquiring suitable properties to bring into service as children's homes and charts the next steps and the timescales required.

2. Recommendations for Decision

Cabinet is recommended to:

For the children's homes:

- i) For home 1: to commission Torus to buy a property on the open market to lease to SHLA.
- ii) For homes 2 and 3: to review the options in April 2021 in the context of progress on home 1.

For Edge of Care emergency respite provision:

- iii) To approve the proposal to bring Barrowcliff Cottages and The Stables into service for a two-year period whilst a permanent home is developed, subject to a review of the feasibility study and the full costs of refurbishment.
- iv) To approve funding of £19k to conduct a feasibility study into bringing Wellesley House into service as the permanent respite home.
- v) To review the options for the permanent respite home following the feasibility study of Wellesley House.

3. Purpose of this Report

- 3.1 This business case and options appraisal considers:
- PART ONE: The proposal to develop three x four-bedded children's homes for children and young people we look after in St Helens – section 4.
 - PART TWO: The development of emergency respite provision as part of the Edge of Care service offer – section 5.

4. Part one – develop three x four-bedded children's homes

4.1 Aim

- 4.1.1. Children who need residential care in St Helens should be offered care in a local setting where possible. This enables children to continue to attend the same school and primary health care services, and to maintain contact with their family and friends.
- 4.1.2 Research through the LCR Market Reform Programme¹ sets the strategic aim of improving the mix of the residential care economy by increasing the percentage use of the not for profit market sector to 20% via new in-house provision and the development of social enterprise models.

4.2 Context

- 4.2.1 Over the last decades, local authorities have moved away from in-house residential provision. This was driven by a number of factors including:

¹ LCR Market Reform Programme - Blueprint for Change October 2019

- Cost – comparisons with the independent sector has, up until the last five years, been able to provide a clear value for money argument against in-house provision.
- Reputational risk, as illustrated in the findings of the Independent Inquiry into Child Sexual Abuse (IICSA).
- Challenges in maintaining sufficient levels of skilled staff in the homes.

4.2.2 Each of these challenges remains with the arguable exception of cost. However, as the recent reports from LGA² and the Children’s Commissioner³ illustrate, there are compelling reasons to review the case for in-house provision.

4.3 The need for new children’s homes.

The number of children in care is increasing

4.3.1 496 children and young people were cared for by St Helens Council on 31 March 2020. The number of children in St Helens’ care increased by 6% from the previous year and 20% from the previous 5 years⁴.

4.3.2 During the course of 2019-20 a total of 77 children and young people were in a residential placement. A snapshot on 18 September 2020⁵ showed that 60 children and young people in the care of St Helens were in residential provision:

- 57 children and young people were in external residential provision at an average weekly cost to social care of £3,638.
- Three children and young people were cared for in SHLA’s children’s home at a weekly cost of £2,700 (if at 100% occupancy).

In-house children’s homes can help to improve children’s outcomes

4.3.3 Children and young people have better outcomes when they are placed near friends and family, and to their school and healthcare settings - where it is safe to do so. 62% of children and young people in residential provision were placed outside St Helens (as of 18 September 2020⁶). 10% of children are placed more than 20 miles from their home⁷.

4.3.4 Children need placement stability and ‘stickability’ from those who are caring for them to enable trust to be built. Children who contact the Commissioner for help “constantly raise ... frequent and unwanted moves, which cause a child’s entire life to be uprooted”⁸. 9% of children looked after by St Helens on 31 March 2020 had had three or more placements during the year.⁹

There is a growing reliance on the ‘for profit’ sector leading to an increased risk of market instability

4.3.5 Of the 33 registered children’s homes in St Helens, 28 (85%) are private sector provision. Of St Helens top five providers, four are private (with one funded by private equity) and one is voluntary sector¹⁰.

4.3.6 The recent report by the Children’s Commissioner¹¹ concluded that “..some private providers are leveraged with significant amounts of debt and this could pose a risk to stability – both for the market as a whole and for individual children.” The Commissioner is

² Profit making and Risk in Independent Children’s Social Care Placement Providers Final Report, January 2020. LGA

³ The children who no-one knows what to do with *and* Private Provision in Children’s Social Care, November 2020, The Children’s Commissioner

⁴ Placement Sufficiency Strategy 2020-2024 (draft)

⁵ Data provided by commissioning lead on 18/9/20

⁶ Data provided by commissioning lead on 18/9/20

⁷ Placement Sufficiency Strategy (draft) 2020-2024 p13

⁸ The children who no-one knows what to do with, Children’s Commissioner, November 2020 p3

⁹ Placement Sufficiency Strategy 2020-2024 (draft)

¹⁰ Ibid p25

¹¹ Private provision in children’s social care, November 2020

quoted in the press saying “the growing reliance on private providers, some of whom are making millions, is another symptom of a system failing to prioritise the needs of children. Both the government and councils have failed in their responsibilities by leaving it to the market¹²”.

- 4.3.7 The LCR Market Reform programme found that “there has been a 5% increase in the numbers of independent residential care placements made by the 6 LCR LAs in the first half of 2019¹³”.

Costs of independent placements are rising

- 4.3.8 The average cost of independent placements across LCR rose from £2,907 to £3,637 between 2014 and 2019, that is by 25%. On average, framework prices no longer demonstrate clear value for money when compared to in-house placements.¹⁴
- 4.3.9 If the market is left unchecked as demand for placements grow, costs and private profitability are likely to continue to rise in future years. Local authorities’ influence on the type, location and cost of provision will continue to reduce.

4.4 Benchmarks for the new in-house provision

- 4.4.1 The requirements of the new children’s homes are:
- A permanent location (minimum 20 years)
 - Detached
 - 5 bedrooms
 - Two bathrooms
 - Spacious living area
 - A kitchen
 - A dining room
 - A garden
 - Parking spaces
 - Not in a cul-de-sac
 - Close to local amenities
 - Within a residential area
 - Not near a railway track or motorway access road.
 - Ideally the property will be in Rainhill, Eccleston, Rainford, Billinge & Seneley Green, Haydock or Newton. Moss Bank and West Park may also be considered.
- 4.4.2 St Helens has four in-house spaces in residential care at The Grove. The weekly placement costs for The Grove per week are £3,537 at 75% occupancy and £2,653 at 100% occupancy (see appendix A).
- 4.4.3 The average cost of independent placements for the 57 children in independent placements on 18 September 2020 was £3,638.
- 4.4.4 A revised figure of £3,398 for the average placement cost was arrived at by considering the 12 children of the 57 (on 18 September 2020) who could benefit from a move to an in-house placement were one available. This may be, for example, because their current provider has given notice or because there are no foster placements that can currently meet the child’s needs. This revised figure is used as the benchmark cost since it removes the outlying high placement costs for children requiring specialist provision.
- 4.4.5 SHLA borrowing costs are calculated on the basis of interest only payment since the asset will be retained at the end of the term and the loan can be repaid by disposing of the property. Interest is calculated on PWLB rates as at the end of October 2020.

¹² Anne Longfield quoted in the Independent, 11 November 2020

¹³ LCR Children’s Market Reform Programme: Blueprint for Change, October 2019 p61

¹⁴ Ibid p 62

- 4.4.6 The home should be delivered in a timely manner. The schedule for the three homes is:
- Home 1 by May 2021
 - Home 2 by December 2021
 - Home 3 by March 2022.

4.5 Options appraisal

4.5.1 Three property acquisitions are considered in the options appraisal for children's homes. The costs for each option are drawn from the table at appendix A.

- Option 1 Buying a suitable property from the market
 Option 2 Building a bespoke property
 Option 3 Renting a property.

4.6 Option 1: for SHLA to buy a suitable property from the market or to commission Torus to do so.

4.6.1 A review of properties currently on the market in St Helens suggests that detached five-bedroom properties in Rainhill, Eccleston, Rainford, Billinge & Seneley Green, Haydock and Newton are for sale at £350-£550K. All properties are likely to require some level of refurbishment so, in the context of this options appraisal, a nominal turnkey cost of £400k is proposed.

4.6.2 The forecast placement cost and occupancy requirement purchased by SHLA or Torus is set out below¹⁵.

	Purchase from the market at £400k		Benchmarking costs	
	SHLA buys	Torus buys	The Grove	Av ext place
Premises cost per yr	£31,280	£40,171	£20,000	
All other costs	£531,796	£531,796	£531,796	
Place/wk at 75%	£3,609	£3,666	£3,537	£3,398
Place/wk at 100%	£2,707	£2,750	£2,653	£3,398
Break even cf av ext place	80%	81%	78%	100%

4.6.3 The difference in running costs of the property if SHLA buy rather than commission Torus to buy and lease back is approximately £9,000 per year, equating to just over £40 per placement/wk at 100% occupancy. However, this modest financial advantage is likely to be offset by the benefits of a partnership with Torus, particularly in respect of property maintenance and managing any neighbourhood concerns or issues.

4.6.4 Timescales for bringing such a property to service are estimated at four to six months (includes 8-16 weeks for planning approval and completion of purchase and four to eight weeks for refurbishment and registration).

4.7 Option 2: a new build property

4.7.1 Suitable land will need to be identified and Estates are considering SHLA owned building land. Torus has an infill site in Rainford which may be suitable.

4.7.2 Following advice from Torus, a nominal turnkey cost is estimated at £300k. The forecast placement cost of such a property built by SHLA or Torus is set out below¹⁶:

¹⁵ See appendix A – costing for a 4-bedded children's home

¹⁶ See appendix A – costing for a 4-bedded children's home

	New build at £300k		Benchmarking costs	
	SHLA builds	Torus builds	The Grove	Av ext place
Premises cost per yr	£28,460	£36,069	£20,000	
All other costs	£531,796	£531,796	£531,796	
Place/wk at 75%	£3,591	£3,640	£3,537	£3,398
Place/wk at 100%	£2,694	£2,730	£2,653	£3,398
Break even cf av ext place	79%	80%	78%	100%

4.7.3 Torus estimates a timescale of 6-10 months from breaking ground to delivery. A further period of time would be required from any transfer of land, design and tendering and planning approval.

4.8 Option 3: a rented property

4.8.1 Consideration could be given to renting a property from the open market or from an RP. Neither Torus nor any other RP currently has a suitable property available¹⁷. Indicative placement costs per week for a rental from a social landlord for such a property are:

- Cost per placement per week at 75% occupancy £3,574
- Cost per placement per week at 100% occupancy £2,681
- Break even occupancy cf to average ext. place 79%

4.8.2 There are few suitable properties for rent on the open market. Estates identified one such possibility in March 2020 at a cost of £2k per month. A clear disadvantage of private rented accommodation is the insecurity of tenure over the long-term.

4.9 The preferred option

4.9.1 The analysis of costs to buy, build or rent suggests that renting from a registered provider is likely to deliver the lowest premises costs whereas commissioning Torus to buy on behalf of SHLA is likely to deliver the highest premises cost. The difference is in the region of £14,300 per year. This is a relatively small figure in the context of the overall cost of running a children's home.

4.9.2 On the basis of a timely delivery, the preferred option for home 1 is to commission Torus to buy a suitable property from the market for lease to SHLA. This option also provides SHLA with the benefit of Torus' expertise in managing neighbourhood concerns or issues and in residential property development and maintenance.

4.9.3 It is proposed that the options for homes 2 and 3 are reviewed in the context of progress for home 1. The preferred options will balance cost, availability and timeliness.

4.10 High level project plan for home 1 with timescales

<u>Activity</u>	<u>Date</u>
Cabinet agreement to proposal for home 1	6 January 2021
Identification of suitable properties	January 2020
Planning permission and surveys completed	April 2021

¹⁷ A potential Torus property on Marsden Ave has been discounted due to unsuitability.

Property acquired and review of options for homes 2 and 3	April 2021
Refurbishment	May 2021
Home open	May 2021

4.11 Key risks

<u>Risk</u>	<u>Level</u>	<u>Mitigation</u>
Insufficient suitable properties available for sale	M	Pursue all options until property acquired.
Unable to respond in the timescale set by the open market	M	Establish partnership arrangement between SHLA and Torus early.
No planning approval granted	M	Seek early advice from planners
Lack of political or community support for the development of a local authority children's home	M	Cabinet considers case for a local authority children's home Early engagement with ward councillor and the community

5. Part two – develop emergency respite provision as part of the Edge of Care offer

5.1 Aims

5.1.1 SHLA intends to develop an Emergency Respite Unit which is a four-bedded residential unit that offers intensive residential support to young people aged 11 to 16 for up to 75 days in a 12-month period as part of a wider edge of care tailored support package. Tailored support packages will be flexible to meet the needs of young people and their families and the unit will also offer outreach support and a range of activities¹⁸.

5.1.2 The Edge of Care service aims to stem the increase of children coming into care. When expressed as a rate per 10,000 of the population, St Helens Looked After Children rate is significantly higher than comparable regional, national and statistical neighbours.

5.1.3 The service aims to strengthen arrangements to protect vulnerable children who are at increased risk of exposure to domestic abuse (including honour-based violence and forced marriage), child sexual exploitation, modern slavery and trafficking, female genital mutilation, and radicalism and extremism. These arrangements are referred to as Complex Safeguarding.

5.2 Context

5.2.1 The Council's Priority 1: Ensure children and young people have a positive start in life, specifically notes the need to ensure that children can safely stay at home. Priority Four of the Children's Improvement Plan is "Delivering service improvements in particular edge of care, placement options". Ofsted found that "Services for children on the edge of care are not yet offered to families in a consistent way. With no edge of care service, the authority is constrained in its efforts to prevent children coming into care".

5.2.2 In July 2019 Cabinet approved the development of an Emergency Respite Unit as part of a wider Edge of Care offer to children and families. A total annual budget of £1,987k has been

¹⁸ Cabinet Report 19 July 2019: Edge of Care and Complex Safeguarding Services

approved for the Edge of Care service of which £45k is the allowance for “premises costs” for the respite provision.¹⁹

5.2.3 The Children’s Improvement Board monitors progress on the development of the Edge of Care service. Whilst there is progress on other elements of the Edge of Care service, the development of respite provision was BRAG rated ‘red’ in August 2020.

5.3 Requirements of the emergency respite provision

5.3.1 Features and requirements of the property for the emergency provision are as for the children’s homes (section 4.4.1) with additional space for family work and other interventions with young people.

5.3.2 The cost of running the home (including the lease or capital repayments) must come within the budget of £45k approved for this purpose.

5.3.3 The home should be delivered in a timely manner. There is an imperative to deliver this service as part of the Children’s Improvement Programme.

5.4 Options appraisal

5.4.1 Three potential locations/ property acquisitions are considered in the options appraisal for children’s homes in Part One (page 4), namely:

- | | |
|----------|---|
| Option 1 | Purchasing a suitable property from the market |
| Option 2 | Building a bespoke property |
| Option 3 | Renting a property from an RSL’s estate or from the open market |

5.4.2 Two further options are considered in this chapter:

- | | |
|----------|--------------------------------------|
| Option 4 | Wellesley House |
| Option 5 | Barrowcliff Cottages and The Stables |

5.5 Wellesley House

5.5.1 Wellesley House is a large five-bedroomed house owned by SHLA and located on Crow Lane West, Newton le Willows. It is within walking distance of Earlestown Town Centre and local amenities and is accessible by bus and train. See appendix B for more details

5.5.2 The property has been largely unoccupied since 2012. A physical condition survey, conducted in May 2020, identified significant works would be required to bring the property up to standard (these works do not include any internal reconfiguration or refurbishment that may be required). The estimated cost of the works is £418,690 in year 1 and £10,800 in year 5.

5.5.3 A further feasibility survey of the property is proposed to identify any additional costs of renovation and suitability for purpose. The estimated cost for the feasibility survey is £19,000. Once the feasibility survey is complete an architect can be engaged to design the interior to meet the needs of the service. Costs associated with this work and the future reconfiguration and refurbishment are not yet identified.

5.5.4 Given the above, and with design, reconfiguration and refurbishment costs, the estimated budget required to bring Wellesley House into service as the emergency respite provision is in the region of £600,000. The Assistant Director Finance and Accountancy has indicated that renovation costs can be met by Children’s Services on an interest only basis. However, an illustration of capital repayment costs is also provided as a comparator

5.5.5 Estimated premises costs for Wellesley House are set out in paragraph 5.7.

¹⁹ Meeting notes GT 14/10/20

5.5.6 Timescales for bringing the property into service are currently unknown. However given the scale of work on the property itself, aside from other considerations, it is unlikely to be available for at least nine months (allowing four weeks for survey and drawings, 8 weeks for tendering for the works, 8 weeks²⁰ for planning approval and four months for the work on site).

5.6 Barrowcliff Cottages and The Stables

5.6.1 Barrowcliff Cottages and The Stables are two adjoining properties located on Parkside Road, WA8 8ST, near Newton-le-Willows. The properties were purchased by SHLA to secure the site for developments for Parkside East. The properties are currently occupied by guardians and have other security measures in place.

5.6.2 The properties have been viewed by the Assistant Director Children’s Social Care and are considered suitable, if reconfigured as a single dwelling, to accommodate the emergency respite provision. However, since the properties are some distance from local amenities, the location should be seen as an interim solution only.

5.6.3 Adaptations likely to be required are:

- Knocking through the two properties to provide one single residence
- Making safe the pond in the grounds
- Minor refurbishments and fire safety.

5.6.4 There are no costs currently available for bringing the properties into service. For the purposes of the options appraisal, costs are estimated at £40k.

5.6.5 Timescales for bringing the property into service are unknown and a scoping exercise is underway. Assuming however, that adaptations are minor, it may be delivered to service significantly sooner than Wellesley House.

5.6.6 Estimated premises costs for Barrowcliff Cottages and The Stables are set out in paragraph 5.7. The estimate assumes that the costs of bringing the property into service is no more than £40,000 and that this is payable over the proposed 2-year period of service.

5.7 Indicative premises costs for all 5 options for respite provision are²¹:

Option	Detail	Estimated cost
Baseline	Budget for premises cost	£45,000
Option 1	Buy a home for £400k	
	SHLA	£31,280
	Torus	£40,171
Option 2	Build a home for £300k	
	SHLA	£28,460
	Torus	£36,069
Option 3	Rent an existing home Registered Provider	£25,813
Option 4	Wellesley House renovated for £600k	
	Interest only	£36,920
	Capital repayment	£66,920

²⁰ Fast track planning arrangements currently available for children’s homes

²¹ See appendix A – costing for a 4-bedded children’s home

Option 5	Barrowcliff Cottages and The Stables - made ready for £40k paid back over 2 years	£40,000
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5.8 The preferred options are to:

- To pursue to plan to use the Barrowcliff Cottages and The Stables as an interim venue for the emergency respite provision, subject to a review of the costs to bring the properties into service.
- Conduct the feasibility study into bring Wellesley House into service as the emergency respite provision.
- Review options 1 to 4 for respite provision in the context of the feasibility study of Wellesley House.

6. Community Impact Assessment

Not Applicable.

7 Consideration of Alternatives

7.1 As discussed within the options appraisal. It is of note that Capacity Lab is working towards the establishment of up to 10 not-for-profit homes as Community Interest Companies across the Liverpool City Region. The social enterprise scheme seeks to open two four-bed children's homes over the next year, one of which will be on the Wirral. This initiative is in the early phase and complements plans for SHLA homes to assist in diversifying the provision available.

8 Conclusions

8.1 Children's homes

8.1.1 The rationale for establishing new in-house children's homes rests primarily on the improved ability to place children within St Helens and thereby minimizing disruption to their lives. In-house provision will provide greater stability for children and 'stickability' with fewer placement breakdowns.

8.1.2. The provision will also improve placement sufficiency in the context of rising numbers of children in care. In addition, disrupting the private market for children's homes may assist in checking future price rises as well as improving the stability of the market. There is no conclusive value for money argument for in-house homes but in-house provision is competitive in the market even at occupancy levels of around 80%.

8.1.3 The premises cost of a children's home has a minor impact on the overall weekly placement costs where the home is either rented from a registered provider or purchased by SHLA with payments for interest only (the principal to be covered by disposal at a future point). Therefore, the key considerations for determining whether to buy, build or rent are likely to be timeliness and availability of properties.

8.2 Edge of Care respite provision

8.2.1 The case for Edge of Care respite provision was approved by Cabinet in July 2019. The key issue is finding suitable property in which to establish the provision. Barrowcliff Cottages and The Stables may provide an opportunity to quickly progress the work whilst a long-term venue is found for the service.

8.2.2 Once renovated, Wellesley House will meet the criteria for space and access to local transport and amenities. However, the costs of renovation may be prohibitive, and another property will need to be bought, built or rented to meet the need. Conducting an early feasibility study will provide sufficient information to determine whether Wellesley House is a viable option.

9. Implications

9.1 Legal Implications

9.1.1 The Council has the necessary Legal powers to purchase any relevant property to be used for the stated purposes. That said, it will as the report makes clear need to ensure that (i) the necessary planning permissions are obtained and (ii) that the selected properties are able to be used for these purposes, that is, they are not subject to any impacting restrictive covenants.

9.2 Community Impact Assessment (CIA) Implications

Not Applicable.

9.2.1 Social Value

None known

9.2.2 Sustainability and Environment

No impact identified

9.2.3 Health and Wellbeing

Provides a safe and nurturing environment for children in the care of the local authority or on the edge of care.

9.2.4 Equality and Human Rights

None known

9.3 Customers and Resident

9.3.1 The new homes will improve placement options for children and young people in the care of St Helens and assure the best opportunity of securing a placement which is in the best interests of the child.

9.3.2 Residents will have the opportunity engage in the planning approval process for the establishment of a children's home.

9.4 Asset and Property

9.4.1 The proposal to develop three new children's home has the potential to add to the council's asset base if the preferred option is for SHLA to purchase or build suitable property. If the decision is taken to lease from Torus and/or to request that Torus acquire suitable property, there will be no change to the council's asset base.

9.4.2 With respect to the Edge of Care emergency respite provision:

- The use of Barrowcliff Cottages and The Stables as an interim site for the provision will make no change to the council's asset base. These properties have been purchased to enable future development in the area and would be available for use in the short to medium term to meet current service needs.
- Wellesley House is a council asset. It has only recently been made fully vacant (although the main property has not been used for operational purposes for some years). The building is in need of modernisation and general repair and would otherwise be regarded as a surplus asset available for sale

9.5 Staffing and Human Resource

Recruitment to the role of registered manager for home 1 is on hold pending the Cabinet decision. Approval has been granted to recruit to the registered manager for the respite provision.

9.6 Risks

As set out in the business case.

9.7 Finance

9.7.1 The development of one children's home would incur annual operating costs of between £557k and £572k (see Appendix A). Although specific budget provision does not currently exist within the Children and Young People portfolio budget for this, the business case is based on an invest to save model. The availability of internal children's residential accommodation would avoid the need to place children who are required to be brought into the care of the Council, into higher cost external placements. Similarly, where existing external placements break down, the option of an internal residential placement would result in reduced costs.

9.7.2 As stated in paragraph 5.2.1 above, specific budget provision exists within the Children and Young People portfolio budget for an emergency respite unit. As such, the indicative annual operating costs that are included at Appendix A can be funded from existing budget provision. However, it should be noted that the level of budget provision is subject to decisions that are yet to be made in respect of the Council's 2021/22 budget strategy. The affordability of the proposal to develop emergency respite provision is, therefore, dependent on these decisions.

9.7.3 The cost of undertaking a feasibility study in respect of Wellesley House is estimated to be £19k. Sufficient budget provision exists within the 2020/21 Children and Young People portfolio budget to meet this cost. It should be noted that there is no existing budget provision within the capital programme in relation to the refurbishment costs referred to in paragraph 5.5.2 above.

9.8 Policy Framework Implications Are the recommendations within this report in line with existing council policies? If not, how is this to be addressed?

10. **Background papers**

9.1 Edge of Care and Complex Safeguarding Report to Cabinet 17 July 2019

11. **Appendices**

11.1 Appendix A – costs of a children's home

11.4 Appendix B – Wellesley House

Appendix B – Wellesley House

Wellesley House is a SHLA owned property located on Crow Lane West, Newton le Willows, WA12 9YG. Crow Lane West in Newton-Le-Willows. This within the Earlestown ward/electoral division, which is in the constituency of St Helens North. Wellesley House is a large five-bedroomed house with good sized living space, extensive gardens and parking space. It is located within walking distance of Earlestown Town Centre and local amenities and is accessible by bus and train.

The property has been unoccupied since 2012 and has not been in use for several years - its last use was as a Women's Refuge. A physical condition survey was conducted in May 2020 and identified significant works would be required to bring the property up to standard (these works do not include any internal reconfiguration or refurbishment that may be required). The estimated cost of the works is £418,690 in year 1 and £10,800 in year 5 as set out below.

Cost Summary	Year		
Element	2020	2025	Grand Total
A - Building - Physical Structure	£50,976.00		£50,976.00
B1 - Building - External Fabric	£10,800.00		£10,800.00
B2 - Building - External Fabric	£56,304.00		£56,304.00
C - Building - Internal Fabric	£218,275.20		£218,275.20
D - Building - Roof - Flat		£5,040.00	£5,040.00
D - Building - Roof - Pitched	£5,832.00		£5,832.00
F - Building - External Works	£28,190.88		£28,190.88
I - Engineering - Heating Systems	£18,000.00		£18,000.00
M - Engineering - Hot/Cold Water	£0.00		£0.00
R - Engineering - Electrical	£30,312.00		£30,312.00
V - Engineering - Fire Systems		£5,760.00	£5,760.00
Grand Total	£418,690.08	£10,800.00	£429,490.08

A further feasibility survey of the property is proposed to identify any additional costs of renovation and suitability for purpose. The survey can be commenced once the groundwork team has removed vegetation from the site. It should also be noted that the outbuildings on the plot are now derelict and require demolition. A tender is currently out for the demolition works. Estimated costs for the feasibility survey are set out below.

Element	Cost
Services review	2,000
Asbestos survey	1,000
Building survey plans and elevations	3,500
Drainage survey	1,750
Quantity Surveyor	3,500
Assets and Buildings	3,500
Damp surveys	750
Survey contingency	3,000
Proposed budget	£19,000