

CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity

Date of Meeting: 30th September 2011
Report of: Assets Manager
Subject/Title: Acquisition of Three Properties for Children and Family Services
Portfolio Holder: Councillor Jamie Macrae

1.0 Report Summary

- 1.1 The purpose of this report is to consider the acquisition of three residential properties for the Children and Families Service. Two properties are to be located in Macclesfield and the other is to be located in Congleton. The properties are required to provide residential accommodation for cared for young people from the ages of 11 to 17 in the north of the Borough.

2.0 Recommendation

- 2.1 To approve the acquisition of three properties on terms and conditions to be determined by the Borough Solicitor, Assets Manager and the Head of Safeguarding & Specialist Services.

3.0 Reasons for Recommendations

- 3.1 There are currently no facilities available in the north of the Borough.
- 3.2 The Council will make revenue savings by purchasing these properties as the current arrangement is to purchase places out of the Borough.
- 3.3 As of April 2012 Wilkinson House in Sandbach will close, the children currently residing in the property will need to be accommodated elsewhere in the Borough.

4.0 Wards Affected

Broken Cross and Upton
Congleton East
Congleton West
Macclesfield Central
Macclesfield East
Macclesfield Hurdsfield
Macclesfield South
Macclesfield Tytherington
Macclesfield West and Ivy

Sandbach Elworth
Sandbach Ettiley Heath and Wheelock
Sandbach Heath and East
Sandbach Town
Dane Valley

5.0 Local Ward Members

Councillor Louise Brown
Councillor Martin Hardy
Councillor David Brown
Councillor Peter Mason
Councillor Andrew Thwaite
Councillor Gordon Baxendale
Councillor Roland Domleo
Councillor David Topping
Councillor Ken Edwards
Councillor Janet Jackson
Councillor David Neilson
Councillor Gill Boston
Councillor Damien Druce
Councillor Laura Jeuda
Councillor Brendan Murphy
Councillor Lloyd Roberts
Councillor Carolyn Andrew
Councillor Alift Harewood
Councillor Gillian Merry
Councillor Gail Morris
Councillor Sam Corcoran
Councillor Barry Moran
Councillor Les Gilbert
Councillor Andrew Kolker

6.0 Policy Implications including Carbon Reduction/Health

6.1 None

7.0 Financial Implications (Authorised by the Borough Treasurer)

7.1 £1.15m of capital funding was approved as part of the budget book 2011/12. However, a further £0.35m is required and this is part of a supplementary capital estimate bid that will be included as part of the mid year review process. It is anticipated that the revenue savings achieved from this scheme will be in the region of £1.5m and this savings target was included in the financial scenario for 2012/13.

7.2 However the revenue savings will only materialise once the properties are fully operational, which is now likely to be in early 2012/13 when the first property is purchased and adapted. The other two properties will become fully operational

during 2012/13, which means the savings will have to be re-profiled over two years, with £720k being delivered in 2012/13, and a further £780k in 2013/14.

8.0 Legal Implications (Authorised by the Borough Solicitor)

8.1 The only legal implication or risk associated with the acquisitions will be if there is a need for planning consent for change of use and/or development; therefore Legal will require the contracts to be conditional on planning.

9.0 Risk Management

9.1 None.

10.0 Background and Options

10.1 The Council currently owns two similar properties in the south of the Borough, Claremont and 113 Broad Street, Crewe.

10.2 The properties are required to provide a traditional domestic environment for young people, moving away from an institutionalised setting.

10.3 The Service requires three detached properties, two of which are to be located in Macclesfield and the other one is to be located in Congleton.

10.4 The properties are to provide at least four good sized double bedrooms, two additional office/staff rooms, two reception rooms, an open plan kitchen diner, two bathrooms, a garden and off road parking for three vehicles.

10.5 Wilkinson house is a large site and there is considerable potential for redevelopment. The first house should be purchased before March 2012 to ensure the smooth transition of residential care following the closure of Wilkinson House.

10.6 The property in Congleton will be purchased first and will comprise of an assessment centre. As part of a rolling program the other properties in Macclesfield will then be purchased.

10.7 The service currently holds a budget of £1,150,000, and is seeking an additional £350,000 via a supplementary capital estimate bid at mid-year, for the acquisition of the properties. Should any additional monies be required then the Service will need to put a further business case forward.

10.8 The Service Department intend to tender the management and running of the three homes to an external provider on a three to five year contract, with the properties leased to the successful provider for the same term.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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