

OFFICER DECISION RECORD 1 FORM

This form should be used to record Officer Decisions in Excess of £100k (but below the key decision threshold), or where required by Financial, Contract or other Procedure Rules or following formal delegation from Cabinet or a Cabinet Member or a Council Committee.

Decision Reference No: 23241009

BOX 1

**DIRECTORATE: CIC & Achieving
Permanence**

DATE: 18/05/2023

Contact Name: Mags Silvester

Tel. No.: [REDACTED]

Subject Matter: Additional Costings for Askern Court Refurbishment

BOX 2**DECISION TAKEN**

ODR 2223059 approved the purchase of Askern Court, Bentley and estimated capital works, including 15% Design and Management fees and 10% contingency, of £123,260 for immediate work and £32,080 for future work.

This ODR is to approve revised capital works totalling £252,460 at Askern Court, Bentley to enable the property to become a supported accommodation provision for young people in care, and this renovation will meet the new DfE regulation standards 2023.

BOX 3**REASON FOR THE DECISION**

Doncaster children who are brought into care have the opportunity to grow up in the borough rather than being accommodated in out of authority placements and are supported to reach independence in their local communities. In order to achieve this, it is necessary to increase the number of in-house children's homes and supported living schemes. The purchase of new properties allows for the creation of more regulated children's homes and a broader range of supported living flats, thereby fulfilling this element of the strategy. For some young people it is the right decision to support a transition to semi-independence between the ages of 16 and 17. For others this transition will naturally occur much later. Taking this into account Doncaster Children's Services Trust (DCST) developed the 'Key to Your Future Project' delivered by the Housing & Independence Service. Phase One of the project saw the creation of a number of 2 bed shared tenancies (Outreach properties) utilising social housing stock from St Leger Homes, with outreach Workers delivering floating tenancy support.

The second phase of the 'Key to Your Future Project' was the acquisition of the Askern Court property which has now been completed. The property has 6 individual flats and will be staffed 24/7 with the young people being matched before they are allocated a designated flat. Staff will then work through the 'Key to your wellbeing programme' utilising the principles of Dialectical Behaviour Therapy (DBT). Young people will also work through the 'Key to my Future' programme, developing their skills with budgeting, cleaning, understanding, and paying bills, cooking, shopping, being part of a community, health & wellbeing etc. Once the programmes of support have been completed and a suitable Outreach property becomes available, young people who have been matched together will move into that property and be given floating support by the outreach workers, until they are ready to move on to their own tenancies/university or another outcome of their choice.

The revised estimate from PBM for the capital works required includes a wider scope of works from what was originally agreed in ODR 2223059, due in part to increased vandalism on the building and partly due to the increase in Ofsted requirements. This in turn has turned a relatively minor scheme into a larger, more complex project which requires full site supervision and coordination of activities, with site welfare, etc – preliminaries. Below is a summary of where the increases in costs are, leading to a total project cost of £252,460 (including contingencies and fees).

Additional scope includes renewing kitchens and bathrooms, window treatments, loft hatches, bin store, hardstandings, and a shed at a cost of £95,400, including contingency and fees (at 10% respectively); and Vandalism, including damage to gas/electricity meters, fencing repairs, curtain walling repairs and fire damage at a cost of £39,200, including contingency and fees (at 10% respectively), plus £5,550 for the installation of CCTV. The remaining additional costs are the associated with the prelims required to run a larger scheme, this has been partially offset by a reduction in design and supervision fees for works that received no technical design work, i.e., mainly electrical for the fire alarm and distribution board upgrades.

BOX 4

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

I have been unable to get any other quotes at this time, the quote is from PBM who are doing all other works on the property

BOX 5

LEGAL IMPLICATIONS

Section 1 of the Localism Act 2011 provides the Council with a general power of competence, allowing the Council to do anything that individuals generally may do. Section 111 of the Local Government Act 1972 gives the Council the power to purchase goods and services.

Any external procurement of works must be carried out in accordance with the Councils contract procedure rules.

Name: Nicky Dobson

Signature: 

Date: 17th July 2023

Name of Assistant Director of Legal and Democratic Services (or representative)

BOX 6**FINANCIAL IMPLICATIONS:****Capital**

Askern Court, Bentley requires revised capital works totalling £252,460, which will be charged to the remaining budget of £0.710m from an initial allocation of £1.554m for the Future Placements Strategy in the Council's Capital Programme. These works will be funded from HRA capital receipts.

Revenue

Once Askern Court is operational the running costs of the home, including staffing costs, will be funded from savings within existing Children, Young People & Families revenue budgets by reducing the number of external placements. Funding for the running costs of the property will transfer to Assets to manage as Corporate Landlord.

Name: Aaron Bathgate FM - CYPF **Signature:**  **Date:** 20/07/2023

Name of Chief Financial Officer and Assistant Director of Finance (or representative)

BOX 7**OTHER RELEVANT IMPLICATIONS**

This is a core aspect of the Council's placement sufficiency programme. As indicated above, the costs will be off-set by a reduction in the demand for externally purchased placements.

Name: Clive Chambers (as cover for Rebecca Wall) **Date:** 2nd August 2023

Name of Assistant Director (or representative)

ANY IMPLICATIONS SENT TO DEPARTMENTS SHOULD GENERALLY BE SUBMITTED AT LEAST 5 WORKING DAYS IN ADVANCE TO ENSURE THESE CAN BE GIVEN THE RELEVANT CONSIDERATION.

BOX 8**EQUALITY IMPLICATIONS:** (To be completed by the author).

The Future Placement Strategy aims to repatriate children and young people back to Doncaster where appropriate in order to ensure that they are able to engender meaningful relationships with family and their community. Expanding the portfolio of in-house Children's Homes and Supported Living provisions will also ensure that fewer children and young people are accommodated outside of Doncaster in the future.

BOX 9**RISK IMPLICATIONS:** (To be completed by the author)

If the bathrooms are not completed while the property is vacant then this could cause a delay in being able to open, further costs would be incurred as if young people had moved in we would need to find them alternative accommodation while any refit was taking place and this could be high cost placements, and disrupt the young persons progress on the project.

For the CCTV this is for the young people and staff's safety, with the degree of vandalism to the property that has occurred we need to make sure this does not continue to happen. CCTV was in place with the previous owners (this is now dysfunctional so can't be used) and acted as a deterrent.

BOX 10**CONSULTATION**

There is no public planning consultation required as usage will not change however, for transparency, further consultation will be arranged with Ward Members and Local residents following purchase of the property.

BOX 11**INFORMATION NOT FOR PUBLICATION**

This information should not be shared publicly until consultation has taken place with Ward Members

Name: Mags Silvester

Signature:



Date: 23/05/2023

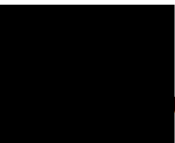
Name of FOI Lead Officer for service area where ODR originates

BOX 12**BACKGROUND PAPERS**

Please confirm if any Background Papers are included with this ODR NO

(If YES please list and submit these with this form)

**BOX 13
AUTHORISATION**


Name: Clive Chambers (as cover for R. Wall) **Signature:**  August 2023

Assistant Director of Children's Social Care

Does this decision require authorisation by the Chief Financial Officer or other Officer

YES

If yes please authorise below:

Name: Riana Nelson **Signature:**  **Date:** 22/08/2023

Director of Children's Social Care

Consultation with Relevant Member(s)

Name: _____ **Signature:** _____ **Date:** _____

Designation _____

(e.g. Mayor, Cabinet Member or Committee Chair/Vice-Chair)

Declaration of Interest YES/NO

If YES please give details below:

PLEASE NOTE THIS FORM WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE IN FULL UNLESS IT CONTAINS EXEMPT OR CONFIDENTIAL INFORMATION.

Once completed a PDF copy of this form and any relevant background papers should be forwarded to Governance Services at Ladem@doncaster.gov.uk who will arrange publication.

It is the responsibility of the decision taker to clearly identify any information that is confidential or exempt and should be redacted before publication.