

Appendix 2

Phase 2 Children's Centres Area Proposals – March 2006

This is an extract from the report to the Executive in March 2006. The appendix is now out of date and is included for reference/context purposes only. Some options shown in this appendix are no longer valid.

Area 1	A - Queens Park Community School (Recommended Option)	B – St Martins Church & Kensal Green Under 5's Nursery	C – College Green Nursery.	Tiverton Hall
Ward	Brondesbury Park	Queens Park / Brondesbury Park	Willesden Green	Queens Park
Description	Develop a new purpose built combined Children's Centre (which could include a local nursery), Health Centre and Community Centre on land adjacent to the City Learning Centre (CLC), on the edge of the school site.	The Church is being extensively refurbished to upgrade the heating system and provide office space and meeting rooms for the local community and congregation. There is also a hall at the rear of the site that could be redeveloped into a Children's Centre.	Existing Neighbourhood and Maintained Nursery. 41 full time places 0-4 including 6 deaf and hearing impaired children	Possible conversion to mixed residential, Health Care facilities. Could incorporate a Children's Centre, outreach facilities.
Consultation	Preliminary discussions with the Deputy Head Teacher at Queens Park school - governors are behind the idea to expand its extended community school status. The local health centre at Staverton Road want to relocate to the local area, preliminary discussions with the PCT have been very positive.	Meeting with the Vicar to discuss options. He is very keen to open the Church for wider community use / access. Already has a large number of requests from local groups / organisations looking for space to meet.	Visit to Nursery and meeting with the head teacher. She expressed an interest in looking at possibilities for partnership to develop as a Children's Centre.	
Opportunities	Good location with adequate external play space and relatively close to existing location. Possible matched/shared funding from school which wishes to develop parenting courses, out of hours learning, crèche facilities and healthy schools status.	Kensal Green Under 5's is a private nursery adjacent to the Church site. The nursery is keen to work in partnership with the Church to deliver the childcare element of the Core Offer. The manager is also keen to offer baby places but due to lack of space in the current	Nearby Scout Hut (Stember Hall) may offer potential for partnership working to	

	<p>Shared use of ICT and classroom facilities in CLC for training.</p> <p>Access to a range of spaces in school for occasional meeting and training activities. Pleasant location alongside a school that already draws from deprived areas, demonstrated by 22.5% free school meals. Potential to develop outreach and community facilities without childcare.</p> <p>The PCT are keen to develop partnership working with the School and Local Authority. There are possible savings to be made in developing a combined Children's Centre and Health Centre with shared facilities and resources.</p>	<p>accommodation is not able to do so. The refurbishment to the Church could provide space for the nursery to extend its age range.</p> <p>There is a health clinic (Mortimer Road) less than 100m's from the Church. Links could be developed to meet the health requirements of the Core Offer.</p> <p>LEAP is a charity that operates in the local area. They provide a recruitment service helping long term unemployed to retrain and get back into work. They have IT facilities, which could potentially be accessed by the Children's Centre.</p>	<p>provide additional support functions during the day time.</p> <p>Land used by Scouts already used by Nursery. A use that could be extended.</p>	
Risks	<p>The PCT are considering a number of possible sites and a decision will not be made until a board meeting scheduled for March.</p>	<p>The partnership arrangement between the Church and nursery needs to be explored further.</p> <p>Permission from the Diocese is required.</p> <p>There may be insufficient funding to refurbish / rebuild the hall at the rear of the site.</p> <p>LEAP may be unwilling to provide access to their IT facilities.</p>	<p>Recently completed new building has already reduced precious play space and lack of convenient covered connection limits scope for team working and shared use of spaces.</p>	
Capital Implications	<p>Combine Children's Centre capital with funding from the PCT and School. Savings will be made due to economies of</p>	<p>The Church is investing ~£650k in the refurbishment. Children's Centre contribution, an additional ~ £240k.</p>	<p>No specific proposals here as there is no land</p>	

	scale. Children's Centre contribution estimated at £332,000.		identified for establishing the additional outreach and community room functions.	
Other Comments	Possibly no rental charge on the siting of the Children's Centre.	It is expected there would be no long-term rental charge for use of the site.		

Area 2	A - Brent PCT at Willesden Hospital (Recommended Option)	B – Tree Tops Nursery	Crossed border working opportunity with Hammersmith & Fulham
Ward	Willesden Green	Willesden Green	Kensal Green
Description	Outreach and Community facilities required could be developed in spare or shared accommodation at the Willesden Hospital. The facilities at Willesden Hospital would work in partnership with on-site childcare and local providers including: Tree Tops Nursery, College Green Nursery.	An existing Social Services Nursery with Full Day-care. The purpose built single level accommodation is in reasonable condition but site constraints limit potential to develop the full training, office and consultation space required for the full core service Children's Centre.	Scrubs Lane area.
Consultation	Preliminary discussions with the General Manager at Wembley (also responsible for Children's services across Brent). At the CCCSG meeting on 5.12.05 a decision was taken to develop an options appraisal for this proposal.	Discussions with the Nursery Manager who has indicated she would respond positively to options to develop as part of the Children's Centre programme. Links with close neighbouring Capital City Academy include work experience of year 11 students in the Nursery and some occasional use of rooms for meetings. Informal discussions with Parks Department suggest that further developments immediately around the Nursery site would be difficult.	Subject to following up preliminary discussions with colleagues in Early Years at H&F. No specific sites identified yet in Brent or Hammersmith and Fulham.
Opportunities	Effective partnership with PCT in providing link with community health care. Efficient use of existing accommodation on existing site that will reduce the capital commitment significantly.	To develop closer partnership with Capital City Academy, with use of IT facilities, rooms for consultation, access to meeting room space. Shared physical access on Academy land to reduce impact on public park space by an expanded nursery. Scope to adapt the building to offer full	Cross borough co-operation. Possibility of CC being provided more economically through co-operation.

		<p>baby to 5 years accommodation. Closeness of other providers that satisfactorily meet the range of day-care required and afford easy access for outreach support from the centre and access to training, consultation and meeting facilities of the centre.</p>	
Risks	<p>Rental liability of accommodation for Children's Centre Use will be outside the budget for CC. Lack of clear identity or 'heart' for the Children's Centre within the hospital environment.</p>	<p>Limitations on the use of public open space immediately surrounding the Nursery to locate community room, training, consultation and office accommodation. Physical restrictions on land between Nursery and Academy building to allow economic development of link. Additional accommodation area and complexity of providing it is beyond the initial budget framework of £220K per centre.</p>	<p>That timing and funding will not mesh. Impact on targets for provision of Children's Centres in each authority.</p>
Capital Implications	<p>The use of existing accommodation may require modest adaptation to suit the CC outreach and community facilities. An options appraisal will be required to determine the costs but as the buildings are new these should be modest. Some minor works may be required in the existing childcare provision to facilitate an effective partnership working with the hospital based outreach and community. Possible £100K capital commitment on remodelling accommodation, signage etc.</p>	<p>Additional area required to locate the centre entirely on the Tree Tops site would be approx 90m² + some remodelling of the existing Nursery. Minimum costs here would be £180K for new build and £50k for remodelling, total £230K. Site complexities and further remodelling requirements suggest an upper figure in excess of £300K.</p>	
Other Comments	<p>There is a possibility that the rental liability is too great for recurrent funding and capital costs cannot be transferred.</p>	<p>A more detailed appraisal is required of the options for working with the adjacent Academy and establishing an alternative access.</p>	

Area 3	A – Lyon Park School (Recommended Option)	B - Douglas Avenue Council Office Accommodation		
Ward	Alperton	Wembley Central		
Description	Existing Maintained Nursery for 2 X 40 part-time children 3 to 5. Nursery accessed from bottom of site of 4 FE Infant and Junior Schools. Adjacent to the Nursery is a large detached former caretakers house, on school property that is currently empty and being reviewed for appropriate disposal. There is some land around the house and Nursery that could be developed as modest extensions to the house and further children's play area.	Original Social Services Nursery Building that has been recently converted into office accommodation for the use of the council.		
Consultation	Discussions with the Head teacher about possible partnership working with other local private Day-Care providers. Informal discussions with planning authority over the principle of change of use of residential accommodation based on school sites. Visit to St James' Nursery in Stanley Avenue and meeting with Leader. Discussions with vicar of St Jame's Church.	Visit and preliminary discussion with centre manager.		
Opportunities	Use of ICT suite in the school for training. Some timetabled use of other rooms in the school for meetings or training. Some of the capital could be used to enhance the adjacent Nursery accommodation and provide babycare facilities, currently not provided for by local private providers. There is some land behind the Nursery to develop outreach and community facilities as an alternative to adapting the caretaker's house.	The building is the ideal area for a full core service Children's Centre. The external play area is still available. Outreach and community facilities may only require half of the building and so require very little further conversion and possible co-location with other Council Services.		
Risks	That repairs and necessary extensions to the existing house will exceed the initial budget framework of £286K per centre.	To make effective use of the facilities new day-care places will need to be provided.		

	<p>Lack of endorsement by Sure Start because little or no day-care is provided on the site. School may require financial adjustment in losing disposal opportunity. Sure Start will not agree to capital being used to purchase existing council property or provide capital receipt to compensate for transfer of Asset within the Council.</p>	<p>There is asbestos in the building, which will limit further alterations and restrict the way the building is used in order to minimise H&S risk. The access is restricted and will require additional security. Adjacent garages have permission for commercial use that can conflict with Children's Centre function.</p>		
Capital Implications	<p>Preliminary assessment for conversion of the Caretaker House is that remodelling and minor extensions to the house and modest improvements to the school nursery could be achieved at approximately £322K.</p>	<p>Reasonable conversion or refurbishment for use as outreach and community provision (110m²) can be achieved for approx: £110K.</p>		
Other Comments	<p>Potential partnerships for CC in Area 3 could create outreach services in existing domestic premises for up to £200K. This would limit the opportunities to upgrade any of the existing daycare provision in the area.</p>	<p>The accommodation has recently been converted from a Nursery to Local Authority office accommodation and location and access do not make it suitable for a Children's Centre</p>		

Area 4	A – Wembley Centre for Health & Care (Recommended Option)	B – Sudbury School	C – Vale Farm Nursery
Ward	Wembley Central	Sudbury	Sudbury
Description	There is a possibility that the Outreach and Community facilities required could be developed in spare or shared accommodation at the Wembley Centre for Health and Care. The facilities at Wembley Centre would work in partnership with on-site daycare, Barham Butterflies and local providers.	Some classrooms in old teaching block currently rented to martial arts club.	There are two existing facilities, one a Crèche and Playgroup based in the sports centre and one a private daycare provider based in the football club adjacent. A new healthcare facility is also planned for this site.
Consultation	Preliminary discussions with the General Manager at Wembley (also responsible for Children's services across Brent).	A visit to the school and very general discussion with the head teacher. Awaiting further discussion with head and governing body about detail considerations of space that might form part of a Children's Centre development.	No visits have yet been made to either of the providers. Discussions with the Wembley PCT General Manager suggest significant accommodation could be available in the new healthcare facilities.
Opportunities	Effective partnership with PCT in providing link with community health care. Efficient use of existing accommodation on existing site that will reduce the capital commitment significantly.	The accommodation is close to an existing Medical Centre. Could form as centre linking nearby day-care provision in the private sector. Its location on the West side of Watford Road offers better access from the catchment area, particularly if a third CC was introduced in this area and the catchment was redefined.	Possible partnership for joint development with PCT in the new healthcare buildings planned for this site. The capital commitment could be small.

Risks	Rental liability of accommodation for Children's Centre Use will be outside the budget for CC. Lack of clear identity or 'heart' for the Children's Centre within the hospital environment. It will not be possible to transfer capital to rental payment for accommodation.	The accommodation is not available at a reasonable rental The school may require significant compensation for loss of income stream. Possibly remote from highest priority areas in Wembley Central. The nearby Medical Centre is scheduled to be relocated to a new Lift project on Vale Farm site.	That the rental for accommodation in the new PCT Lift scheme building would not be affordable. Progress on this project would not make it viable for Phase 2 Children's Centres.
Capital Implications	Partnership potential could create outreach services for little capital expenditure, as most of the accommodation already exists at the Wembley Centre. Allowance for £100K	Refurbishment of existing buildings could be achieved for something in the region of £110K .	Partnership potential could create outreach services for little capital expenditure, as most of the accommodation already exists at the Wembley Centre. Allowance for £100K
Other Comments			This is not a project that will be developed within the Phase 2 time frame.

Area 5	A – Wembley Manor Primary School (Recommended Option)	B– Joint Development with Copland School	
Ward	Preston	Wembley Central	
Description	Planned replacement of the Infant and Junior Schools with new Primary School. Incorporation of the outreach and community facilities of Children's Centre as part of extended school.	School is to be replaced through financial deal with property developer building residential accommodation	
Consultation	With Asset Management Team, briefing the architects for the new school project.	Discussions with the Head teacher have indicated an interest in partnership working to offer a range of community use provision.	
Opportunities	Meeting fundamental objectives of Extended School Agenda. Additional Capital Funding as part of larger project can bring proportionately improved benefits to the school.	Potential for Extended School agenda with the secondary sector. Additional accommodation good value for shared use with the school.	
Risks	Delays to the school project result in delivery of CC outside the 2006 – 08 timeframe. That economies required to overall building project result in reduction of area available for Children's Centre	That commitment of Sure Start Capital in Phase 2 will not see completion in timescale. Commitment of funding from phase 3 will miss opportunities for building programme. Cost economies result in loss of area for CC.	
Capital Implications	Additional Area of accommodation for £312K on current estimates for school building costs	Potential to provide area of 110m ² at a budget between £200 – £220k.	
Other Comments			

Area 6	A - Heritage Family Centre with St Raphaels Community Centre (Recommended Option)	B - Monks Park Clinic		
Ward	Stonebridge	Tokyngton		
Description	<p>The Heritage Family Centre is part of the Neighbourhood Nursery Initiative (NNI) and received capital funding in 2004 to extend the age range of children to babies and increased its opening hours to accommodate working parents. There are a number of possible locations where the outreach and community facilities might be developed. The strongest possibility would be in the community centre, to take over accommodation currently occupied by the PCT.</p> <p>The St Raphael's Women's project operates from a shop front in the local area, the project is currently being managed by HomeStart. They are keen to work in partnership with the Children's Centre developed in the area.</p>	<p>Clinic being rebuilt as part of the LIFT scheme. Re-build on same site. Some community facilities are to be included. There may be potential to expand provision in partnership</p>		
Consultation	<p>Initial meeting with the nursery manager to gauge level of interest, the nursery is open to new initiatives and is keen to expand on earlier investment made through the NNI programme.</p> <p>Meeting with the manager of the St Raphael's Women's project.</p>	<p>The PCT are represented on the Children's Centre Capital Steering Group and have been positive about a joint project.</p>		
Opportunities	<p>Good location of Nursery in relation to potential catchment.</p> <p>Adequate capacity for full childcare needs of Children's Centre.</p> <p>Potential to partner with Monks Park Clinic (see option B).</p> <p>Possible developments in community centre which is close by.</p>	<p>To develop an integrated Centre with the PCT with a wide range of health facilities on site.</p> <p>To capitalise on existing investment with the LIFT scheme.</p>		

Risks	<p>Accommodation needs of Housing Department preclude any economical use for the Children's Centre.</p> <p>It may not be possible to expand Heritage sufficiently to meet the space requirements for Children's Centres.</p>	<p>The site may not be suitable for the additional facilities of a Children's Centre.</p> <p>The cost of working as part of the LIFT scheme may be prohibitive.</p> <p>The project is nearing completion and there will not be sufficient space available.</p>		
Capital Implications	<p>No assessment has been made of the potential accommodation in the Community Centre. As it is currently occupied an assumption that the accommodation could change its use with modest refurbishment costs. £242K + rental liability.</p> <p>There may be an ongoing revenue commitment to support the Women's project ~£2k - £4k per annum.</p>			
Other Comments				

Area 7	A – Fryent School (Recommended Option)	B - Eton Nursery		
Ward	Fryent	Queensbury		
Description	Redundant HORSAs type huts have become available following rationalisation of school buildings and reduction of size (numbers of FE). There is also a semi-detached house alongside the entrance to the school that is currently used as staff offices and meeting rooms.	Existing Nursery for 30 children, offering Full Day-care. Lease is currently due for review and the buildings have been surveyed. There is potential for partnership with Nursery and Scout Troop that might re-locate from Kenton to bring the buildings up to scratch.		
Consultation	Visit to school and meeting with Head Teacher and manager of Breakfast and After School Club.	Discussions with colleagues in Corporate Property.		
Opportunities	Enthusiastic partnership with school and the operator of the breakfast club. Good location within the priority catchment area. Potential for creating the outreach and community facilities in a range of existing buildings, with possibility of partnership funding from private operator.	To bring existing Nursery up to acceptable standard. Partnership with other groups and efficient shared use of facilities.		
Risks	The estimated costs for conversion of the HORSAs Huts (in excess of requirements for Children’s Centre community, outreach and meeting rooms) exceed the budget framework of £286K for each centre. Location characteristics and condition of the accommodation that is available is not ideal. School places shortfall in the area may result in an increase to 3 Forms of Entry at Fryent and a call on the accommodation for this cannot be ruled out. Availability of Caretakers House could be restricted by planning constraints or decision by Council to secure commercial return on the property.	That development here requires a combination of development of a separate building to provide for the outreach facilities and the work needed to Eton Nursery, would significantly exceed the initial budget framework of £200K for each centre.		

Capital Implications	Capital costs of the work would require partnership funding as area exceeds requirements for CC. Project could be secured for figure £342K	Proposals require significant re-building of existing Nursery facilities plus the addition of full Children's Centre Services possibly in excess of £750K.		
Other Comments				