

Subject:	Rayners Lane Children's Centre, Units 3-4 Lime Terrace, Tranquil Lane, Harrow
Responsible Officer:	Paul Clark – Corporate Director, Children's Services Andrew Trehern – Corporate Director, Place Shaping
Portfolio Holder:	Councillor David Ashton, Leader of the Council
Key Decision:	No
Urgent/Non-urgent:	Urgent
Power to be Exercised:	Paragraph 3 of Delegated Powers of Portfolio Holders, Appendix to the Executive Procedure Rules, part 4D of the Constitution
Exempt:	No
Enclosures:	None

## Section 1 – Summary and Recommendations

This report sets out details of a new Sure Start Children's Centre to be established on the Rayners Lane Estate and requests authority to enter into management and lease agreements with Home Group Limited ("Home Group").

### Recommendations:

That the Leader of the Council be recommended to:

1. Authorise the Corporate Director Children's Services in consultation with the Portfolio Holder for Children's Services to enter into a management agreement with Home Group.
2. Authorise the Corporate Director Place Shaping in consultation with the Portfolio Holder for Major Contracts and Property to enter into an agreement for lease and subsequent lease with Home Group for the new Children's Centre on the Rayners Lane Estate.

### Reason: (For recommendation):

To establish a new Children's Centre with capital investment from Sure Start on the Rayners Lane Estate.

## Section 2 – Report

### Background

2.1 Sure Start Children's Centres are a key delivery mechanism to achieve the objectives set out in the Government's Every Child Matters programme. The Council's aim is to improve outcomes for all young children, and in particular to close the gap between the outcomes for the most disadvantaged children and others. Increasing the availability of high quality integrated childcare and early learning, health and family support services enhances outcomes and options for children, families and their communities. Rayners Lane is an identified area of disadvantage, and siting a Children's Centre on the estate will provide a focus for a range of support activities for parents with young children.

2.2 A part of the Harrow strategy has been to bring people together at neighbourhood level to support parents/carers, both in their parenting and in their aspirations towards employment.

2.3 The Children's Centre will provide a range of services depending on local need and parental choice but will include a range of information, support and advice which supports parents in their role and provides them with an opportunity to find out about back to work and training opportunities. The intention is that, through partnership working, the children's centres services will become permanent mainstream community services, which are developed and delivered with the active involvement of parents/carers and the local community.

2.4 The Rayners Lane Children's Centre is a phase 3 centre and local authorities are required to ensure that Children's Centre services are accessible to all and have a focus on providing a range of family based outreach services.

2.5 The development of the Children's Centre on the Rayners Lane Estate has been achieved through joint working between HOME Housing and Integrated Early Years and Community Services. The development of a Children's Centre supports the strategic objectives of both organisations where supporting local people with young children is a key priority.

2.6 The Centre is built within the footprint of a 2 bedroom flat on the ground floor of a new block of flats within the Rayners Lane Estate. It is proposed to enter into an Agreement for Lease with Home Group, which provides for Home Group to procure the construction and fit out of the Centre, and that the Council will reimburse Home Group for the cost of the design and fit out of the Centre, which is a cost of approximately £270k. The Agreement also provides for the handover of the Centre to the Council on completion of the works to the Centre.

2.7 The lease to be granted to the Council is a 5 year full repairing and insuring lease, contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. There is a provision whereby at the expiry or earlier determination of the term of the lease, the Council is entitled to remove the equipment and resources installed by Home Groups contractor, paid for

by Sure Start funding. The Council has a break option on one month's notice in the event that its dedicated children's centre funding is reduced or withdrawn.

### **Staffing implications**

2.8 The centre will be staffed by a Co-ordinator and will be open and covered by administrators from 8.00am until 6.00pm. Partner organisations including, Health Visitors, Library Services, Midwifery Services and Adult Education organisations will provide other services

### **Equalities impact**

It is intended that Children's Centres are open and accessible to all families with under fives. A number of services that will be run from the centre will be targeted at particular communities with the sole intention of improving outcomes for young children. Usage of the centre will be monitored through the E-Start database and any gaps in service usage by particular community groups will be addressed through the service delivery plan.

### **Legal implications**

The Council has power under Section 120, Local Government Act 1972 to acquire land for the purposes of any its functions or for the benefit, improvement or development of its area.

The Council has power to enter into the management agreement under the Children Acts 1989 and 2004, section 111 of the Local Government Act 1972 and section 2 of the Local Government Act 2000. In accordance with section 2 of the Local Government Act 2000 officers consider that the project will promote or improve the economic, social or environmental well being of the borough through the provision of high quality childrens' facilities. Regard has been given to the Council's Sustainable Community Strategy and it is considered that the project is in accordance with the Strategy's stated aims, which include providing social opportunities for children and young people, increasing health and well being through the provision of activities for children and providing neighbourhood focussed services.

### **Community Safety**

The presence of a Children's Centre on the Rayners Lane Estate contributes to improved community access to services, support and advice. The centre will be open from 8.00am until 6.00pm and will be working in partnership with the Local Safer Neighbourhood Team to ensure issues of community safety are addressed within the service delivery plan for the children's centre

### **Financial Implications**

The cost of the construction and refit of the Rayners Lane Children's Centre totals £270k. This was initially incurred by Home Group but is being reimbursed from the 2009/10 Sure Start Capital Grant allocation. The on going revenue cost of staffing and running the centre is estimated at £135k per annum and will be fully funded from Sure Start Revenue Grant.

On becoming operational the children's centre will be leased by the Home Group to the Council for a nominal 'peppercorn' rent. The lease is for a five year period with a one month notice period for the Council to terminate the lease. This termination clause provides flexibility should specific grant funding streams end, necessitating a restructure of Children's Centre services across Harrow.

### Performance Issues

The Children's Centres support the delivery of a number of Key Performance Indicators including:

Indicator	Description	Latest performance	Target 2009/10
NI 53a	Breastfeeding Prevalence	63.51% 2008/09	64.60%
NI 53b	Breastfeeding Coverage	85.84% 2008/09	90%
NI 126	Early Access for women to maternity services		85%
NI 72	Achievement of at least 78 points across the Early Years Foundation Stage with at least 6 in each of the scales in Personal Social and Emotional Development and Communication, Language and Literacy	50 2009/10	49.1
NI 92	Narrowing the gap between the lowest achieving 20% in the Early Years Foundation Stage Profile and the rest	38.1 2009/10	33.37
NI 109	Number of Sure Start Children Centres	69% 2009/10	81%

Achievement of improved performance in these areas will impact on the Improving Performance element of the CAA.

### Environmental Impact

[No environmental impact assessments are considered necessary. ] There are no environmental considerations arising from this report.

### Risk Management Implications

The risk of grant funding ceasing, which supports the delivery of Children's Centres services is included within the Children's Services Risk Register.

## Section 3 - Statutory Officer Clearance

Name: Emma Stabler	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 1 December 2009		
Name: Rachel Jones	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 1 December 2009		

## Section 4 – Performance Officer Clearance

Name: David Harrington



on behalf of the\*  
Divisional Director  
(Strategy and  
Improvement)

Date: 1 December 2009

## Section 5 – Environmental Impact Officer Clearance

Name: John Edwards



on behalf of the\*  
Divisional Director  
(Environmental  
Services)

Date: 1 December 2009

## Section 6 - Contact Details and Background Papers

Contact: Wendy Beeton, Head of Integrated Early Years and Community Services. Tel: 02084168830

Background Papers: Draft Agreement for Lease, Lease and Management Agreement.