



Leader's Urgent Decision

LEADER

FULHAM COURT ESTATE IMPROVEMENT STRATEGY: PHASE 1 PHYSICAL IMPROVEMENTS

**Ward:
Town**

Seeking approval to delegated authority to award the contract for the approved Community and Children's Centre and to arrangements for progressing the whole of the Phase 1 physical improvements programme.

Reasons for Urgency:

Construction of the Community and Children's Centre must start on site by 1 November 2010 because of the constraints of DCSF funding. Deferring consideration of this report until the next Cabinet meeting on 14 October 2010 would not enable this timescale to be met, with the result that the grant could be lost.

Date by which a decision is required : 30th Sept 2010

CONTRIBUTORS

CSD/HFH/FCS/LS/
ENV/CHSD/RSD
ADLDS
DFCS

Recommendations:

1. **That authority to award the contract for demolition of the existing community centre and for the Design and Build of the combined Community and Children's Centre on the Fulham Court Estate (subject to planning permission being granted and to any necessary Secretary of State consent) be delegated to the Chief Executive of the Council.**
2. **That a further report be submitted to Cabinet on the final Estate Improvement Strategy for the whole estate in the light of the results of consultation.**

**HAS A PEIA BEEN COMPLETED?
YES**

AUTHORISED BY: The Leader

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DATED: 29 September 2010

1. INTRODUCTION

- 1.1 This report sets out work being undertaken to implement an Estate Improvement Strategy for Fulham Court Estate and seeks approval to start building (subject to planning permission and any necessary Secretary of State consent) the approved combined Children's & Community Centre as part of phase 1 of the physical improvement programme.
- 1.2 The estate has suffered from a number of complex issues for a long time and a strategy has been developed to transform the estate and improve the quality of life for its residents. The vision for transformation of the estate will seek to harness resources from numerous sources to create a deliverable programme of physical and social improvements over the next 3-4 years. The combined Children's & Community Centre is one element of Phase 1 of the Physical Improvements Programme which aims to transform the lives of residents.

2. BACKGROUND

- 2.1 The Estate Improvement Strategy was approved by Cabinet in January 2010 and is working towards a vision of transformation for the estate. Further consultations are being scheduled to determine the wider estate improvement strategy and formulate a scheme in line with the vision of transformation
- 2.2 Following further consultation with residents, work has been ongoing to progress the implementation of an Integrated Children's and Community Centre which is one element of Phase 1 Physical Improvements. The implementation of this Centre was approved by Cabinet on 8 March 2010; it forms part of the vision of transformation for the estate.
- 2.3 The final location of the new integrated Children's and Community Centre was selected following consultation with residents. The site preferred was that of the current Community Centre on Fulham Court.
- 2.4 Officers are currently conducting a competitive tendering process for a design and build contract for the integrated Children's and Community Centre (including the demolition of the existing Community Centre).
- 2.5 Urgent approval is therefore now sought for delegated arrangements to award a contract to be managed and delivered by H&F Homes (subject to planning permission being granted which is anticipated mid September and subject to any necessary Secretary of State consent) in order not to delay the start of work on site in line with DCSF funding constraints. The contract is anticipated to be awarded by the end of September 2010.
- 2.6 The contractors have been made aware during the tender process of the constraints in relation to spending the DCSF grant allocation for the Children's Centre and the need to start on site as soon as possible. The target date to start on site is 1 November 2010. Any delay in awarding the contract could potentially risk the grant being lost.

2.7 Whilst there is a Children's Centre in operation, any lease on the property will be at a peppercorn; however, the organisation running the centre, will be responsible for their portion of the running costs of the building including planned and reactive maintenance. Should the centre cease operation, the liability for the on-going running costs for the Children's Centre area would no longer be the responsibility of the organisation or Children's Services.

3. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

3.1 Consent is required under S.12 of the Housing Act 1985 from the Secretary of State at DCLG for the Council to provide a non-housing facility (the Children's Centre) on an estate held under Part II of the Act. Consent is also technically necessary for a Community Centre, albeit that the new centre here will be on the site of an existing centre, so that DCLG may well take the view that no further consent for a replacement Community Centre is needed. To be on the safe side, however, it is recommended that application for Section 12 consent be made to cover both elements of the new centre.

3.2 As the new Centre will not exclusively serve Council tenants and leaseholders, the Director of Finance and Corporate Services will need to be establish what (if any) financial adjustment will be required in favour of the HRA.

4. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

4.1 The capital funding for the proposed scheme is contained within the Council's Decent Neighbourhoods Programme. A contribution of £0.450m has been received from the DCSF towards the development of the Children's Centre. There is a risk that this contribution could be lost if not used by the end of the financial year. It is therefore imperative that steps should be taken to ensure that this grant is not returned back to the DCSF.

LOCAL GOVERNMENT ACT 2000 **LIST OF BACKGROUND PAPERS**

No.	Brief Description of Background Papers	Name/Ext. of holder of file/copy	Department/Location
1.	Fulham Court resident Profile and Service Audit ; Fulham Court Practitioners Workshop Feedback	Riad Akbur Ext 4043	Community Services/145 King Street
2.	'Choice for parents, better start for children' ; Guidance documents : Phase 2 and Phase 3 Children's Centre	Pat Bunche Ext 3772	Children's/Early Years Services/ Barclay House
CONTACT OFFICER: Angela O'Connor ext. 1951			

