

DUNDEE CITY COUNCIL

REPORT TO: SOCIAL WORK AND HEALTH COMMITTEE - 22 FEBRUARY 2010

REPORT ON: SEYMOUR LODGE REPLACEMENT

REPORT BY: DIRECTOR OF SOCIAL WORK

REPORT NO: 83-2010

1.0 PURPOSE OF REPORT

- 1.1 This report seeks Committee approval to agree the mechanisms for providing a replacement for Seymour Lodge which currently accommodates Child Protection Services in Dundee.

2.0 RECOMMENDATIONS

It is recommended that the Social Work and Health Committee approves the following:

- 2.1 The Depute Chief Executive (Support Services) be instructed to conclude a development agreement, a lease, subleases to NHS Tayside and Tayside Police and all other documentation necessary.
- 2.2 A partnership model for the provision of the replacement new build as outlined in Option 3 of the report.
- 2.3 The construction of a new building within the grounds of Kings Cross Hospital to accommodate the Child Protection Services in Dundee at an estimated total cost of £2.65m inclusive of professional fees.
- 2.4 That the City Architectural Services Officer be authorised to procure a contract with an appropriate contractor within the overall allowance of £2.65m and that the Depute Chief Executive (Support Services) issue an acceptance for this contract following consultation with the Director of Social Work.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The total capital cost of the replacement of Seymour Lodge is £2.65m. The Council's share of the total cost is £0.883m which has been included in the 2010/2013 Capital Plan. The balance is to be funded equally by NHS Tayside and Tayside Police both of whom have secured approval from their governing Boards.
- 3.2 An estimated additional £34k of revenue budget provision will be required by the Social Work department to finance its share of operating the facility, with energy efficiency measures being incorporated into the design. This will be met from the Social Work revenue budget from 2011-2012 when the facility opens.

4.0 MAIN TEXT

- 4.1 The increasing demands and ongoing development of Child Protection Services have resulted in the unit outgrowing the current facility at Seymour lodge. All main stakeholder groups agreed that there is a need to further develop and enhance the service, in particular, the multi disciplinary aspect and that the future accommodation must play a key role in this.

The protection of children is a shared responsibility between all statutory and voluntary agencies and requires the co-operation of many different agencies to work closely together if it is to be successful. The potential benefits of co-locating agencies working to protect children are as follows:-

- (i) The accommodation of Police, Health and Social Work on the same site allows immediate access to each other in the planning, execution and debriefing of investigations.
- (ii) This enhances information sharing, working relationships and the development of good practice.
- (iii) Clear formal lines of communication and accountability.
- (iv) Children attending a discrete purpose-designed location will receive the services of agencies in one place which should minimise trauma.

There is a clear relationship between the proposal and the duty placed on local authorities in the Children (Scotland) Act 1995 'to safeguard and promote the welfare of children in need'. The establishment of a co-located unit would enhance the ability of all agencies to meet the requirements of recent guidance and standards.

- 4.2 The report by HMIE on the "Joint Inspection of services to protect children and young people in the Dundee City Council area", June 2009, noted a particular feature of information-sharing included:- " the co-location of family protection police officers and social workers in Seymour Lodge helped to ensure prompt exchanges of information when child protection concerns were identified".
- 4.3 An option appraisal had been completed to determine the most appropriate mechanism to provide a replacement to the current accommodation.

Project Objectives and Constraints

Project's Strategic Context

Agencies to support and protect children are charged with working in collaboration with partner agencies and there is a robust legislative framework for intervention in child protection matters in Scotland that is found in the following laws and guidance:

- Child death Inquiries (1974 onwards)
- The UN Convention on the Rights of the Child (1988)
- The Children (Scotland) Act (1995)
- Data Protection Act (1998)
- The Human Rights Act (1998)
- Scottish Executive guidance, including the recent Report of the Child Protection Audit and Review (November 2002)
- The Scottish Executive Health Department (SEHD, 2002) multi agency review to report on child protection arrangements in Scotland is in its final stages.

Child protection services have been delivered from Seymour Lodge in an integrated manner in Dundee since 1995 with Tayside Police, NHS Tayside and Dundee City Council. The co-location of the different agencies has allowed greater integration, resulting in more effective and efficient collaborative working.

Objectives

- 4.4 The preferred option must meet the needs of service users and their families as well as the operational requirements of Tayside Police, NHS Tayside and Dundee City Council.
- 4.5 A service that is located within an environment that is child and family friendly.
- 4.6 Discreet access, easily accessed by road network and public transport.
- 4.7 A sustainable future for the service delivery over the next 10-15 years.
- 4.8 A move towards a centre of excellence and the ongoing development of a "whole systems approach" locating the integrated multi disciplinary team together.

Constraints

- 4.9 Availability of options within the budget cost restraints.

- 4.10 Ability of all parties to secure the agreed level of capital funding.

Short List of Options

- 4.11 Option 1 - Do Nothing

The existing building, Seymour Lodge, has been assessed for its capacity to continue to deliver the expanding services of child protection in Dundee. It is at capacity in terms of personnel accommodation available, storage and development of client services, thus offering no opportunity for service developments to be accommodated. To develop parts of the service in other buildings could lead to the fragmentation of the service delivery which is not supported by the Children and Young Persons' Protection Committee (CYPPC).

Assessment - Not feasible.

- 4.12 Option 2 - Refurbish Seymour Lodge

Refurbishment of Seymour Lodge is difficult as it is a grade 1 listed building, with limited interior space and little room for expansion on site. Development of the Victorian villa is restricted by its useable floor area, lack of disability access in the form of a passenger lift including evacuation capacity and the mezzanine floor arrangement which fragments the accommodation. Lack of available ground surrounding the villa limits expansion. To develop parts of the service in other buildings could lead to the fragmentation of the service delivery which is not supported by the Children and Young Persons' Protection Committee (CYPPC). The building is therefore not considered viable for upgrade.

Assessment - Not feasible.

- 4.13 Option 3 - Relocate the Service to a Site on Kings Cross hospital with a new build facility

A review of sites available through all partners concluded this to be the most suitable in terms of access, availability, affordability and suitability.

The £2.65m capital costs of the building proposed are based on a schedule of works drawn up following an assessment of needs by each partner. The value of the NHS owned land is not included in the estimated building costs and will be contributed to the project by the NHS. The use of the site will be bound by an initial 25 year, peppercorn rent, lease between NHS Tayside and Dundee City Council. There will be a tenant's option to renew the lease beyond this period depending on the strategic priorities of the child protection service at that time. No dilapidations will be required at the end of the lease or extended lease. In addition there will be two subleases, one to NHS Tayside and the other to Tayside Police.

The £2.65m capital expenditure to prepare the site and finance the build will be shared equally between the three partners. Dundee City Council has allowed £0.883m as their share of the total cost within the current approved Capital Plan.

Revenue costs of the building will be the responsibility of Dundee City Council but will be shared between the partners on the basis of percentage occupied by each. The recurring revenue costs of the building are estimated to be £93k per annum. Dundee City Council's share of this will be 42.51%, Tayside Police 41.62% and NHS Tayside 15.86%. The building occupancy will be reviewed 3 yearly based on the service delivery model or with unanimous agreement. An estimated additional £34k of revenue budgeted provision will be required to operate the facility, with energy efficiency measures being incorporated into the design. It is proposed that this provision will be met from the overall additional provision added to the revenue budget for child protection.

Assessment - Feasible

4.14 **Impact Statement** - Achieving best value for budgeted funding.

Objectives	OPTION		
	1	2	3
Meet the needs of the partner agencies.	X	X	√
A service that is located within an environment that is child and family friendly.	√	√	√
Discreet access, easily accessed by road network and public transport.	√	√	√
A sustainable future for the service delivery over the next 10-15 years.	X	X	√
A move towards a centre of excellence and the ongoing development of a "whole systems approach" locating the integrated multi disciplinary team together.	X	X	√
To achieve a cost effective option.	X	X	√

- 4.15 The preferred option emerging is for the building to be replaced with a new build on an NHS site. The Council would manage the new build project. NHS Tayside and Tayside Police would be equal partners with the Council in meeting the capital cost of the project. Ongoing revenue contributions will be recharged to the partner agencies by the Council based on the percentages stated in para 4.13.

5.0 POLICY IMPLICATIONS

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

6.0 CONSULTATIONS

The Chief Executive, Depute Chief Executive (Support Services), Assistant Chief Executive and Director of Finance have been consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

HMIE Report - Joint Inspection of services to protect children and young people in the Dundee City Council area. June 2009