

**Report to:** STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

**Date:** 4 August 2021

**Reporting Officer:** Councillor Bill Fairfoull – Deputy Executive Leader (Children and Families)  
Tracy Morris – Assistant Director Children’s Social Care

**Subject:** CHILDREN'S SOCIAL CARE CAPITAL SCHEMES UPDATE REPORT

**Report Summary:** This report provides an update on the Children’s Social Care Property Capital Scheme and sets out details of the major approved property capital schemes in this Directorate.

**Recommendations:** Members are requested to note the progress update in the report.

**Corporate Plan:** The schemes set out in this report supports the objectives of the Corporate Plan and enable the delivery of the Children’s 7 point plan.

**Policy Implications:** In line with Policy and Financial Framework

**Financial Implications:** There is approved available budget of £397,000 for the purchase of a property for a respite unit. A property is still being sought. Should there be any surplus on completion of the scheme this will be returned to the earmarked reserve.

**(Authorised by the statutory Section 151 Officer & Chief Finance Officer)**

Delays in purchasing a property would result in increased costs due to the ending of stamp duty relief which means there are reduced rates of stamp duty up to 30 September 2021. If a property is purchased after this date we will incur a stamp duty charge estimated to be 3% of the purchase price up to £125,000 and 5% of the purchase price above £125,000 and up to £250,000. The team are looking at a house for between £200,000 and £250,000, which would result in an increased cost of £10,000 to £260,000.

Available Corporate Funding for capital investment is currently forecast to be £24.318m, consisting of £8.908m remaining in the Capital Investment reserve plus £15.4m of forecast capital receipts. The current anticipated level of capital receipts is based on the disposal of surplus assets approved by Executive Cabinet in September 2020.

The current approved capital investment programme requires a minimum of £15.985m of capital receipts or reserves. Any additional priority schemes that are approved by Executive Cabinet will increase the amount of corporate funding needed for the capital programme.

<b>Available Corporate Funding:</b>	£000s
Capital Reserves	£8,908
Anticipated Capital Receipts	£15,410
<b>Total</b>	<b>£24,318</b>
<b>Corporate funding committed to approved schemes:</b>	
2021/22 approved programme	£15,192

2022/23 approved programme	£294
Statutory Compliance earmarked pot	£499
<b>Total</b>	<b>£15,985</b>
<b>Balance of forecast funding available</b>	<b>£8,333</b>

After commitments in the approved programme, there is a forecast balance of £8.333m for other priority capital investment. Earmarked schemes previously included on the capital programme (and not reflected in the figures above) exceeded £40m. With the exception of statutory compliance, all earmarked schemes have now been removed from the programme whilst a review and refresh of Capital Investment proposals is undertaken.

**Legal Implications:**

**(Authorised by the Borough Solicitor)**

As this is a general update report to enable Members to monitor capital spend no decisions are being sought in this report. The projects detailed in this report will be subject to their own due diligence, governance and decision making.

**Risk Management:**

The longer it takes to implement these Children's Capital projects the delivery of which lies with the Growth Directorate the less ability the Council has to manage the significant cost and increasing risk of the cost of placements.

**Background Information:**

The background papers relating to this report can be inspected by contacting Karen Brougham, Service Manager — Looked After Children Services by:



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## 1. INTRODUCTION

- 1.1 This report provides an update on the Children's Social Care property capital projects, within the Capital Programme managed by the Directorate and sets out details of the major approved property capital schemes in this Directorate.
- 1.2 The current capital programme as recommended by SPCMP on 9 October 2017 and subsequently approved by Executive Cabinet on 18 October 2017, included funding support Capital Investment in Children's Social Care. The total Capital funding earmarked is £950,000.
- 1.3 The following projects already approved from this Capital allocation are as follows:
- Respite Unit - £400,000
  - Assessment Unit - £96,800
  - Edge of Care Service Base - £70,000

This leaves a remainder of £383,200 in the earmarked reserves

- 1.4 Full details of existing schemes are set out below:

<b>Scheme Name</b>	<b>2021/22 Approved Budget Allocation £</b>	<b>Proposed Changes £</b>	<b>2021/22 Budget (Subject to Proposed Changes Approval) £</b>
Respite Unit	397,000	0	397,000
St. Lawrence Road/Assessment Unit	51,800	0	51,800
<b>Total</b>	<b>448,800</b>	<b>0</b>	<b>448,800</b>

## 2. PROGRESS UPDATE

### **Respite Unit**

- 2.1 The purchase of a respite property has been delayed due to the fast movement of the housing market and has proved difficult as properties are being vended rapidly, either by investors or private purchases. Following conversation with Growth and our housing partner's there appears to be suitable properties within the Tameside housing portfolio, to deliver a respite unit, this is currently begin explored and fulfil this requirement. At this stage the cost is still unknown therefore it is proposed the remaining budget is utilised to purchase a property for the respite unit.

### **St Lawrence Road (Assessment Unit)**

- 2.2 Works on the unit have now completed and the unit is in the process of being handed over to Children's Services and the Ofsted registration process is now underway. Furnishing of the building is now underway and expected to come in on budget.

## 3. RECOMMENDATIONS

- 3.1 As set out at the front of the report.