

Application Form for the Cross-Government Co-location Fund

Applications should be submitted electronically to [section40(2) – FOIA] with the necessary local endorsements by **6 April**. We may contact key officers to request further information on the project during the weeks following 20 April. We will inform you whether your project has been selected for support by the end May 2009.

For queries, please email xxxx@xxxx.xxx.xxx.xx putting “Co-location fund” in the “subject” line.

Section 1 – contact details and basic project information

LA Name	London Borough of Barnet
Names of principal partners	Barnet Primary Care Trust London Borough of Barnet Children’s Service and Library Service
Project name	Brunswick Park Community Hub

Lead contact name for project	[section40(2) – FOIA]
Position and organisation	Assistant Director, Partnerships Performance & Planning, Children’s Service, London Borough of Barnet
Email	[section40(2) – FOIA]
Telephone	[section40(2) – FOIA]
Address	Building 4 North London Business Park Oakleigh Road South London
Postcode	N11 1NP

Description of project Please summarise the project below setting out the partners involved, the services that will be co-located as a result of this investment in facilities and its key characteristics including relevant local context and any innovative or unusual features.

(500 words maximum)

This project will create a multi-agency community hub in the Brunswick Park neighbourhood in the east of the London Borough of Barnet. The project masterplan has three distinct phases and this application requests funding to kickstart phase 1 and lever in additional investment.

The Brunswick Park site currently features a number of local services but these are separate and few links exist, both physically and in terms of integrated working. It includes a primary school, Health Centre, Osidge Library and Community Hall, all in poor condition. The site is shielded from the main road by residential properties and has no community frontage. The nearby Children's Centre in Hampden Way is in poor condition and would benefit from being co-located with other services. There is also a pool in nearby Church Farm which is much in need of replacement and is currently poorly situated away from other services.

The proposal is to develop a new "village" for Brunswick Park where the Community Hub represents the centre, the surrounding Park provides the village green and the existing surrounding properties are the residential web.

In phase 1, a Primary Care Centre and library would be rebuilt on the site and the Children's Centre would be re-located to the new shared facility. Phases 2 and 3 would involve the swimming pool and gym being relocated onto the Brunswick Park site, the re-provision of the community hall as a youth Centre and the re-building of the school.

This site provides the opportunity to create an exciting mixed use public hub, building on existing demand, combining both internal and external facilities easily accessible by the local community. The potential for sharing spaces between services would allow for all age groups to use the new hub throughout the week and create a new focus for the area. There would be a particular focus on family and early years services through the Children's Centre, with the library also providing specialist facilities for children and young people. There is also the opportunity to provide first line access to a number of council services through the library via the council's CRM system. The Primary Care Centre would include pharmacy provision, therapy services, support for long term conditions and a lifestyle clinic. There is scope to include in the development a Safer Neighbourhood Team base for neighbourhood police teams, further enhancing partnership working opportunities.

The aims of the project are:

- Regenerate the area, providing a new 'social centre' for community use of various facilities;
- Provide new 'focal point' for community activity in an area with no real neighbourhood centre;
- Improve access to green spaces;
- Re-provide poor condition facilities, taking advantage of co-location to create new synergies and reach new clients, particularly young families;
- Provision of expanded and co-located educational facilities to enhance educational opportunities in line with Barnet and national policies;
- Minimise phasing or disruption to the provision of existing facilities;

The key partners involved will be Barnet PCT, Greenwich Leisure Limited for the swimming

pool and gym, the London Borough of Barnet's libraries service and Children's Service and the Metropolitan Police. All partners have been fully consulted.

Total amount of funding requested from the co-location Fund during 2009-2011	£6.516m
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Section 2 – eligibility criteria

All applicants should complete this section of the form, providing relevant evidence and key data to strengthen the application where applicable. Supporting documentation should be attached either as a clearly marked annex, or included as appropriate weblinks.

Eligibility criteria (1) – Please set out **how** the project (i) contributes to improved outcomes for children, young people and families; (ii) relates to the strategic priorities agreed by Children's Trust partners and/or referenced in the Local Area Agreement, including also the fit with wider capital strategies; and (iii) contributes to relevant Government priorities.
(500 words maximum not including supporting evidence)

(i) Contribution towards improved outcomes

The main benefit of this project will be to increase access to services for children, young people and families in a deprived area of Barnet, offering the opportunity to re-visit provision and tailor it to local needs. By creating enhanced physical links between currently separate services, the project will encourage children and families using one service to make use of others that they may not previously have taken up. By increasing opportunities for integrated working among professionals, residents will receive a more family-centred and more efficient service based around their specific needs rather than constrained by traditional agency boundaries.

In particular the project will benefit those families with multiple needs and suffering multiple disadvantage by enabling them to access physical and mental health services, family support, childcare and learning in a coherent manner at a multi-agency setting. The new Health Centre will provide an increased range of primary care services enabling many health needs to be met locally without the need to travel to larger hubs.

(ii) Links with strategic priorities in Barnet

Barnet Children and Young People Plan

The [Barnet CYPP 2008/9 – 2010/11](#) is a partnership plan agreed and owned by all Children's Trust partners, including the council, PCT, Police and voluntary sector. The plan aims to provide a 'Bright future for children and young people' and to help create a successful suburb, in line with Barnet's [Sustainable Community Strategy](#). Several key CYPP priorities are relevant to this project, including 'Personalising services for children and young people in vulnerable groups', 'Building Resilience, Supporting Independence' and 'Healthy choices

for a healthy life’.

The project will help to improve outcomes for the following National Indicators in the CYPP:

NI 9: Use of public libraries

NI 88: Schools providing access to full core extended services

NI 110: Young people’s participation in positive activities

NI 116: Proportion of children who live in families in receipt of out of work benefits

NI 118: Take up of formal childcare by low-income working families

NI 126: Early access for women to maternity services (LAA indicator)

Primary Care Strategy for Barnet

The strategy identifies the Brunswick Park area for the development of a Primary Care Centre as a secondary hub to Finchley Memorial Hospital. This is supported by local and national guidelines for primary care services and the shift of services from secondary care.

Barnet’s LAA

Barnet’s [Local Area Agreement](#) has a double focus which is particularly pertinent to this project: *tackling disadvantage*, particularly among families with multiple needs and in contact with multiple agencies, and *building success*.

(iii) Relevant Government Priorities

The Children’s Plan

The project links with a number of Children’s Plan priorities, particularly:

- Co-location of services can improve integrated working and provide more responsive local services.
- Children’s Trusts to have in place high quality arrangements for identification and early intervention for all children and young people who need additional help.
- Vision for the 21st century school as a ‘vital community resource’.

The NHS Plan: A Plan for Investment; A Plan for Reform

This plan identified the development of local primary care as “key to the modernisation of the NHS”.

Healthy Lives, Brighter Futures

This project will meet the priority for health services to work in partnership to deliver better services to children and young people. The following specific priorities will be met:

- Strengthened role for Sure Start Children’s Centres
- Promote joint leadership for children’s health
- The right services are in place to meet the health needs and expectations of children and their families.

Eligibility criteria (2) – Please set out the evidence of sustainability for the project concerned. This should include the need and demand for co-located services including community surveys, needs analysis, evidence of established partnership working and community engagement and other data as necessary. Please also provide evidence of partners’ commitment to ongoing service delivery through the co-located facilities which should include agreement on any revenue funding arrangements.

(500 words maximum not including supporting evidence)

Evidence of established partnership working

A key priority in Barnet's Customer Access Strategy is partnership working to integrate public access to services. This has been borne out by a number of established multi-agency projects in the borough. Joint working is a key priority of all Children's Trust partners as discussed above. This project will further strengthen links with the PCT at an operational level and meets strategic drivers towards joint commissioning and service delivery.

The new Burnt Oak customer access centre co-located a number of council and partner services in an existing library and has been extremely successful in meeting a wide range of needs: over 600 new members joined the library in the weeks following the re-launch. Barnet council is currently leading the co-location of Northway Special school, Fairway Primary school and a Children's Centre with health services. This innovative project involves close work with the PCT and libraries.

The library service is building strong links with Children's Centres across Barnet, opening a mini-Library at Fairway Children's Centre and investigating options for libraries to co-locate with three Children's Centres in the borough. Osidge library works closely with the PCT on health awareness, including a 'beating the blues' mental health project, aiming to get services to vulnerable clients needing support. Co-location with the new primary care centre will build on this.

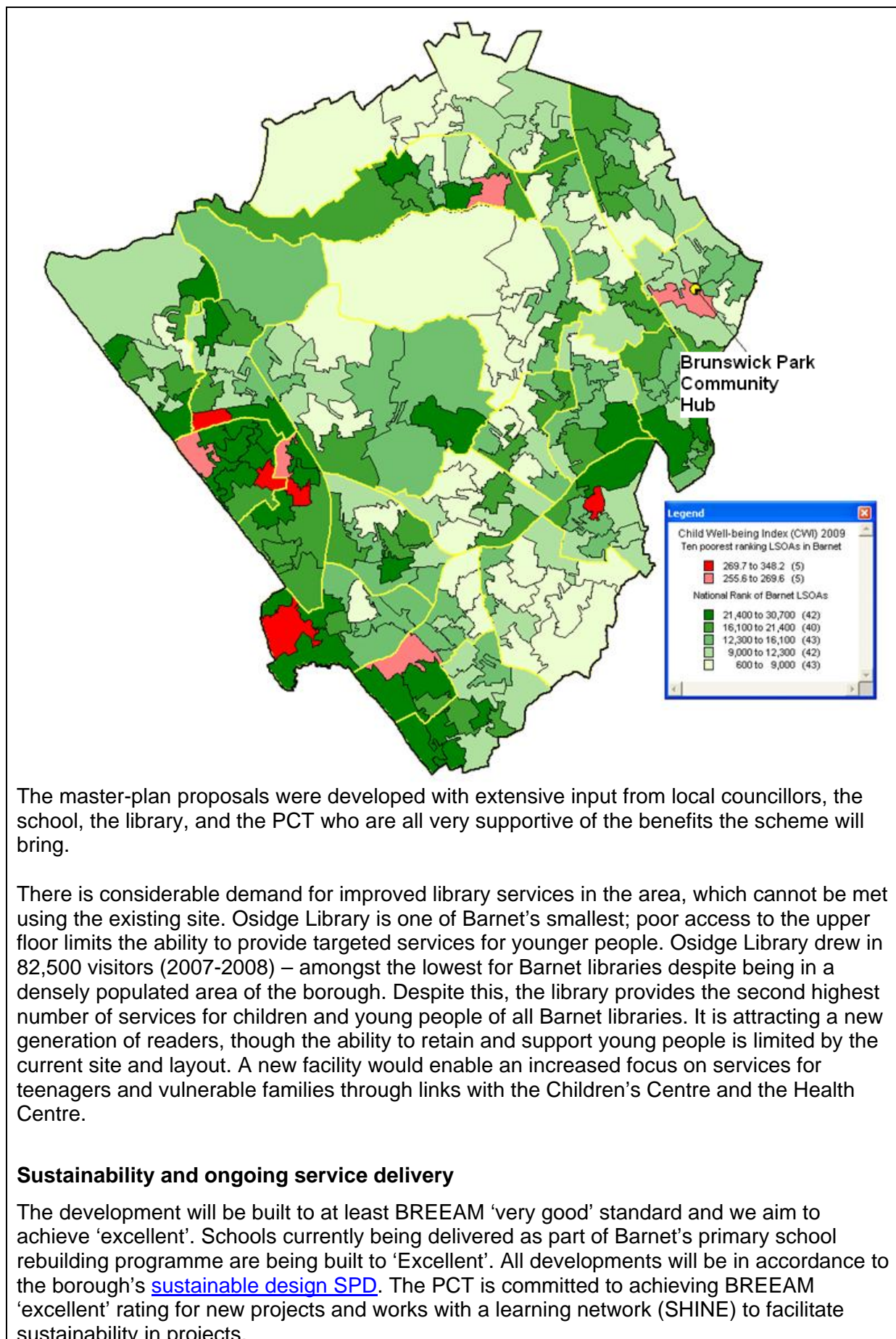
Evidence of demand

Over the next twenty years, Barnet's population is projected to grow considerably. Greater London Authority projections suggest the population could increase by 18% over this period to over 371,000.

The community hub will serve a deprived area of Barnet and will build on existing demand for a range of separate services in the area – the library, GP surgery and nursery are well-established and adequately used but there is potential to attract increased use, diversify the range of services on offer and encourage the use of multiple services in a single visit.

The current Hampden Way Children's Centre has 50 places (up to 100 children) and is popular. Demand for additional services such as health visiting, toy library, family support and baby massage is also high, indicating that there would be good take-up of services provided in the new Community Hub when the Centre is re-located, bringing up to 100 new families into contact with services on the Brunswick Park site.

The government's [child well-being index](#) shows that the proposed location for the hub will directly serve the lowest scoring area in the East of Barnet – see below. The Children in Need, Material Well-being and Health and disability sub-indicators score particularly poorly.



Provision already exists in budgets to fund library and children's centre staff and other revenue costs associated with existing facilities on the site. The PCT have committed to staffing the health facilities appropriately.

The project is part of the PCT's infrastructure strategy, based on its strategic commissioning strategy. Expansion and improvement of facilities are required to achieve a step change in service provision for the local population. The centre will be a key part of a network of facilities across Barnet.

Cost /benefit analysis

Successful applications will include both qualitative and quantitative evidence to support their case. Please set out the assessment of value for money (cost /benefit analysis), for this proposal including consideration of the benefit accrued from multiple use of facilities, prevention of negative outcomes, use of established facilities and/or expertise and so on.

By investing funds in a co-ordinated way now, money is saved in the long term.

The partners in this project see clear benefits can be realised from making best use of available resources and will take advantage of the co-location to rationalise ongoing costs wherever possible. Significant economies of scale will result from having shared resources and facilities – e.g. community access space, meeting and consultation rooms, out of hours cover, reception staff; it is estimated that up to 10% running costs will be saved. By making efficient use of staffing the hub will also be able to offer extended opening hours, enabling a larger section of the community to access services.

There will also be significant procurement and project management savings resulting from working together to deliver one scheme in a co-ordinated way. From our experience in delivering similar projects, procurement and delivery savings are estimated at around 15% of the total cost of a scheme of this size (in the order of £2.25m for this project) by running a single construction project and working together.

We also expect that the creation of a community hub will stimulate increased use of facilities. Some of the existing facilities are under-used, particularly the library. By investing in a co-located service, better value for money will be obtained by increasing the number of visits for a similar revenue input – the cost per visit will therefore be lower and a greater number of residents will be reached by services.

As services are already being delivered on and near the Brunswick Park site, expertise already exists which will contribute to the success of the new facility. This includes growing expertise and innovation in integrated working practices. However, multi-agency working is hindered by the current site layout and by the existing buildings which are not fit for purpose. The creation of the new hub will draw to the site the Children's Centre and also the leisure facilities.

One clear benefit derived from the co-location scheme, that would not result if services were developed separately, is the creation of a neighbourhood centre with associated sense of community. Brunswick Park does not currently have such a focus. The co-ordinated masterplan enables buildings to be re-located on the site, permitting the creation of the

community frontage and 'village green' park square. These elements would not be deliverable if this enabling funding is not received, which would detract considerably from the scheme. The creation of a more sustainable local community is a considerable benefit.

The existing health centre and library currently block easy access to the large Brunswick Park behind the site. By re-locating these buildings and using the freed-up site as a new green link to the park, the scheme will provide the invaluable benefit of improving access to green spaces for residents, contributing to healthier lifestyles and also improved wellbeing. Without this funding it will not be possible to re-locate the library which would make the creation of the community square impossible.

The most disadvantaged families are often the least likely to access services, so co-locating this wide range of facilities in one location will increase the likelihood of these hard to reach residents accessing services they may otherwise not use. This will have a strong impact in terms of preventing negative outcomes.

Eligibility criteria (3) – The project is ready to deliver between 2009-2011	
Projected construction start date	September 2010
Projected construction end date	September 2011
Projected date that facilities open for use	Autumn 2011
Preferred procurement and/or delivery mechanism eg LEP, LIFTCo, RIEP	LIFT
Applications should clearly show that they are in a position to deliver the facilities for co-located services so that these are up and running by September 2011. This should include evidence of the delivery mechanism from start to finish and include a project plan and discussion of the key risks to the success of the project.	
<p>Planning for this project is at an advanced stage and partners are committed to delivering the project to the required timescale should funding be obtained. Barnet has extensive experience of delivering similar schemes and considerable in-house expertise. Sprunt Architects and Gardiner & Theobald technical consultants were commissioned to produce a masterplan for the Brunswick Park site and assess the costs, options and feasibility of the proposals. This feasibility study is available on request and has informed this bid. The PCT have obtained approval to situate their planned East of Borough Primary Care Centre on the Brunswick Park site. The outline concept for the re-development of the Brunswick Park site has already been endorsed when Barnet Council's Cabinet approved the Planning Brief in April 2007.</p> <p>Anticipated project timescales</p> <p>With substantial experience and capacity in both the Council and the PCT for delivering large scale capital projects, the key partners anticipate that this project can be delivered within the timescale. The process would be to achieve a LIFT stage 1 approval by April 2010, stage 2 by September 2010 and a 1 year build programme.</p> <p>Should the requested funding be obtained, enabling the current funding gap to be bridged, we would be in a position to move forward quickly with this scheme.</p>	

Key timelines:

Gain Cabinet approval to proceed with the scheme once funding has been obtained – Summer 2009

Design process and consultation begins – Autumn 2009

Procurement starts – Early 2010

Construction begins – August/September 2010

Project governance and delivery

LB Barnet already has a dedicated Major Projects Team within the council which would take on the management and delivery of this scheme. The team is currently managing the rebuilding of a number of primary schools and other major schemes.

We would draw on existing skills and resources and use established project governance, management and delivery arrangements to develop this project to the next stage and deliver it by 2011.

The development of this scheme would be overseen by Barnet's Capital Board which provides strong governance arrangements for Barnet's own ambitious Primary School Capital Investment Programme (PSCIP) and other schemes. In developing PSCIP the council have been through a competitive dialogue process and now have strategic partnering arrangements in place with Kier London and are on site on a number of schools.

Key risks

- Project involves land swap of Metropolitan Open Land which would affect scheme if it could not go ahead
 - o Have held discussions with Planning department who are positive about the plans and do not anticipate problems
- Project relies on funding obtained from land sale at Hampden Way Children's Centre, which may be affected by fluctuating land values -
 - o If the return on the land was not deemed suitable the Council may be required to borrow funds to meet the funding gap
- Economic situation poses potential risk of a reduction in market capacity to deliver such projects.
 - o Current experience suggests this risk would be minimal as this is a large scale project and is likely to attract national interest from major companies.
- High level of dependencies between different buildings and organisations in the scheme in order for the project to be successful
 - o Mitigated by strong governance structure and experience of joint working with the PCT
- Risk of procurement timescale over-running
 - o Excellent project management framework and considerable experience will be used to ensure it runs to timescale. Competitive dialogue for PSCIP project was run within expected timeframe
- Uncertainty about exact costs of building work
 - o This has been mitigated by carrying out a full cost analysis and feasibility study for the project.

Eligibility criteria (4) – Why additional resources are required	
Expected costs of project (as set below)	£15.016m
Other funding committed to project	£8.5m
Sources of other funding	<ul style="list-style-type: none"> • Sale of land at Hampden Way children's Centre - £1m • PCT contribution - £7.5m
% of total project costs being funded through this application	43%
<p>Preference will be given to proposals that draw-in funding from other sources so as to maximise the impact of this limited pot of funding. Exceptional stand-alone projects will be considered. Please set out below how resources from the Fund will make a difference to this project (including leverage over other sources of funding) and what particular barriers to co-location issues this funding will address. (Maximum 500 words)</p> <p>The Brunswick Park Community Hub masterplan has been designed in a co-ordinated way and the benefit of the scheme would be lost if it was not carried out as a co-ordinated development. In order to create the new community frontage and park area and make the best use of the available land, there is a need to move existing buildings in a phased approach, making use of the freed up land to create the new co-located facility.</p> <p>If this funding was not obtained this much-needed scheme would remain on hold, and the benefits of co-location would be lost. Piecemeal re-developments would be carried out over a number of years but no physical linkage would be possible between the buildings. It would not be possible to re-locate the children's centre to the site without the demolition and rebuilding of the buildings currently on the site as part of the hub scheme. A joint scheme would provide focussed and joined up services for a deprived community.</p> <p>The PCT estate strategy has identified the need for a Primary Care Centre on the east side of the borough and has allocated funding but a site has not yet been fully confirmed. The PCT's strong preference is for the centre to replace the existing end-of-life centre in Brunswick Park although this cannot happen without the Library being re-located as part of this scheme. This co-location would provide an ideal opportunity to put the funding towards establishing a multi-agency facility in Brunswick Park and would be a key element of the PCT's service strategy for Barnet. The strong inter-dependencies between the elements of this scheme mean that it is not feasible to carry out one part alone.</p>	

Project Costs – please provide estimates of the costs of the project under the following headings	
New Build costs	£9.878m
Refurbishment or Improvement work costs	-
Fixtures and Fittings including ICT	£1.789m

Professional Fees	£0.442m
Other costs	£0.948m
VAT	£1.959m
Total Gross Capital Cost for project	£15.016m

Section 4 – Support of Children’s Trust Partners

All applicants should provide the following details for each of the senior representatives of relevant Children’s Trust partners who support this application.

Senior Children’s Trust representative - name	Cllr Fiona Bulmer
Position and organisation	London Borough of Barnet Cabinet member for Children’s Services and Chair of the Children and Young People’s Strategic Partnership Board (Children’s Trust Board)
Email	xxxx.x.xxxxxx@xxxxxx.xxx.xx
Telephone	
Address	London Borough of Barnet North London Business Park Oakleigh Road South London
Postcode	N11 1NP
Endorsement I endorse this bid which, through the co-location of a number of services will help to improve partnership working in a very tangible way and provide an opportunity to enhance and integrate services for local residents, and parents and children in particular.	

Senior Children’s Trust representative - name	Charles Hollwey
Position and organisation	Chief Executive, Barnet PCT
Email	Chas.hollwey@barnet-pct.nhs.uk
Telephone	020 8937 7647
Address	Westgate House, Edgware Community Hospital,

	Burnt Oak Broadway, Edgware
Postcode	HA8 0AD
<p>Endorsement</p> <p>NHS Barnet fully endorses the development of the Brunswick Park Community Hub which will provide significant opportunities to improve the quality of health services to the local population, as well as improve the lives and well-being of residents. It will support the delivery of the PCT's primary care strategy, a key strand of which is to develop strong local health services which are more accessible and convenient. We see considerable benefit in taking an integrated approach to the development of the site.</p>	