

## HAMPSHIRE COUNTY COUNCIL

### Report

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	18 December 2012
<b>Title:</b>	Extensions to Oakridge and Westholme nursing homes in Basingstoke and Winchester
<b>Reference:</b>	4118
<b>Report From:</b>	Director of Culture, Communities and Business Services

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#### 1. Executive Summary

- 1.1. This report seeks approval to the project proposals to extend and make alterations to both Oakridge nursing home in Basingstoke and Westholme nursing home in Winchester, at an estimated combined total cost of £3,366,000.
- 1.2. This project is required to provide additional Nursing Care accommodation at Oakridge and Westholme nursing homes as detailed in the report to the Executive Member for Adult Social Care on 21 September 2012.

#### 2. Scope of Work

- 2.1. It is proposed to expand and improve nursing and residential care at Westholme and Oakridge.
- 2.2. Funding for the ExtraCare strategy, to which these projects relate, was approved in principle at the Cabinet meeting on 24 October 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.3. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 19 January 2012.
- 2.4. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

#### 3. Contextual Information

##### Oakridge

- 3.1. Oakridge House is located off Jefferson Road in Basingstoke. The service provision is currently 48 bedrooms for Nursing Care Accommodation and

34 bedrooms for Residential Care Accommodation. The project proposals will provide nine additional bedrooms for Nursing Care Accommodation. It must be noted that the mixture of Nursing and Residential Care service provision may vary in future years to meet changing demand for the different levels of service.

- 3.2. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during Summer 2013 and complete during Spring 2014.
- 3.3. It is proposed that the contractor will access the site by the main entrance off Jefferson Road. The contractor's compound will be located adjacent to the existing garages.

#### Westholme

- 3.4. Westholme is located off Harestock Road in Winchester. The service provision is currently 30 bedrooms for Nursing Care Accommodation and 37 bedrooms for Residential Care Accommodation. The project proposals will provide capacity for an additional 6 bedrooms, delivering a total of 40 bedrooms for Nursing Care Accommodation and 33 bedrooms for Residential Care Accommodation. It must be noted that the mixture of Nursing and Residential Care service provision may vary in future years to meet changing demand for the different levels of service.
- 3.5. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during Summer 2013 and complete during Spring 2014.
- 3.6. It is proposed that the contractor will access the site by the main entrance off Harestock Road. The contractor's compound will be located at the rear of the site.
- 3.7. Both sites will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.
- 3.8. It is proposed to undertake boiler replacement works at both sites. Both installations are coming close to the end of their useful life and it is proposed to combine the works together to achieve best value for money and least disruption to service users. This is to be funded separately from the Landlord Capital Repairs Budget. These works will be tendered and implemented in parallel with the proposals identified within this report.

## **4. Finance**

### 4.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

<b>Capital Expenditure</b>	<b>Current Estimate Oakridge</b>	<b>Current Estimate Westholme</b>	<b>Current Estimate Total</b>	<b>Capital Programme Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Buildings	1,345	1,135	2,480	
Fees	271	235	506	
Furniture, Fittings and Equipment (exclusive of fees)	190	190	380	
	1,806	1,560	3,366	3,000*

\* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

#### 4.2. Sources of Funding:

<b>Financial Provision for Total Scheme</b>	<b>Buildings</b>	<b>Fees</b>	<b>Total Cost</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
1. From Own Resources			
a) Capital Programme (as above)	2,549	451	3,000
2. From Other Resources			
a) Adult Services Core Capital Programme	311	55	366
<b>Total</b>	<b>2,860</b>	<b>506</b>	<b>3,366</b>

##### a) *Building Cost:*

Oakridge: The net cost is £2,543 per m<sup>2</sup> and the gross cost is £2,989 per m<sup>2</sup>.

Westholme: The net cost is £2,498 per m<sup>2</sup> and the gross cost is £3,036 per m<sup>2</sup>.

##### b) *Furniture and Equipment:*

An allocation of £190,000 (exclusive of fees) per site has been made for the provision of all loose furniture, fittings, and equipment from within the capital allocation, being made available for the construction works.

#### 4.3. Revenue Issues:

##### a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Oakridge Revenue Implications Additional + / Reductions	0	0	0	93	93
Westholme Revenue Implications Additional + / Reductions	0	0	0	81	81
TOTAL Revenue Implications Additional + / Reductions	0	0	0	174	174

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

## 5. Risk & Impact Issues

- 5.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

## 6. Details of site and existing Infrastructure

### Oakridge

- 6.1. Oakridge House is an existing two storey residential care home, located within landscaped grounds (overall site area approximately 0.82 ha) which was extended in 2006 to provide 48 nursing care beds.
- 6.2. The site lies within the urban area of Basingstoke, fronting onto Jefferson Road to the north west. There is housing to the south west of the site, and South View Infants School lies to the south east. Oakfern Housing Association recently developed housing to the north east of the site. The proposed development site is located at the rear of the existing accommodation.
- 6.3. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

- 6.4. No permanent alterations to the main vehicular entrance to the site will be made as a result of the proposals.

#### Westholme

- 6.5. Westholme is an existing two storey residential care home located within landscaped grounds (overall site area approximately 0.80 ha) which was extended within the last ten years to include nursing care accommodation.
- 6.6. The site lies in an urban area of Winchester, fronting onto Harestock Road along the north west boundary. Housing backs onto the other three boundaries of the site with significant mature trees to the north west and south west boundaries.
- 6.7. The site has a significant level difference of approximately 4 metres from north west to south east. Existing residential care facilities are located centrally on the site, with nursing care located at the front. The proposed site is to be located at the rear of the existing residential accommodation.
- 6.8. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.9. No permanent alterations to the main vehicular entrance to the site will be made as a result of the proposals.

### **7. Scope of the Project**

- 7.1. The design proposals for the Nursing Care accommodation have been developed through a briefing process with Adult Services in consultation with the Care Quality Commission to meet the requirements of the Essential Standards of Quality and Safety of the Health and Social Care Act 2008.
- 7.2. The project proposals support the wider transformation of adult social care.

### **8. The Proposed Building**

#### Oakridge

- 8.1. The proposed single storey extension will include the following:
- 10 bedrooms with en suite WC and shower facilities
  - 1 lounge/dining room with adjacent assisted WC
  - 1 assisted bathroom
- 8.2. There will be alteration work required to the existing building to allow connection of the new facilities into the existing building and circulation.
- 8.3. The existing catering and laundry facilities within the residential home, will be used to meet the needs of the extension.
- 8.4. The proposed extension will be adjacent to the South East boundary of the site. The building will connect into both residential and nursing care, creating a new, secure courtyard. It will provide level access throughout the building for staff and residents.

- 8.5. Bedrooms will be located overlooking a new central courtyard with circulation adjacent to the site boundary and neighbouring public footpath to ensure privacy for residents.
- 8.6. The building has a pitched roof matching the existing Care Home building. A simple palette of materials has been chosen for the external envelope, in keeping with those used in the existing building:
  - Roof tiles to the pitched roofs.
  - Brickwork to the external walls of the main elevations.
  - High performance roof coverings to the link the existing Nursing Care Home.
  - External windows will be colour coated aluminium and timber to match those used on the existing Home.

#### Westholme

- 8.7. The proposed single storey extension will include the following:
  - 10 bedrooms with en suite WC and shower facilities
  - 1 lounge/dining rooms with adjacent assisted WC.
- 8.8. There will be alteration work required to the existing building to allow connection of the new facilities into the existing building and circulation.
- 8.9. The existing catering and laundry facilities within the residential home, will be used to meet the needs of the extension.
- 8.10. The proposed extension has been positioned to the rear of the site.
- 8.11. The form of the building links back to existing Nursing Care accommodation to provide level, secure access throughout the building for staff and residents.
- 8.12. The proposed extension has a pitched tiled roof matching the roof form of the existing building.
- 8.13. An external evacuation staircase is provided at the end of the corridor, adjacent to lounge/dining facilities. The lounge/dining space will have a bay window to maximise natural day light and views of the garden.
- 8.14. A simple palette of materials has been chosen for the external envelope, in keeping with those used in the existing building.
  - Roof tiles to the pitched roofs.
  - Brickwork to the external walls of the main elevations.
  - High performance roof coverings to the section linking the existing building.
  - External windows will be colour coated aluminium and timber to match those used on the existing Home.

## **9. External Works**

### Oakridge

- 9.1. A number of landscape features will be implemented to create a safe and secure environment including planted courtyards, seating and sensory planting.
- 9.2. A number of trees will need to be removed to enable the scheme to progress. However, a number of these trees are not mature or of high value and their loss will be mitigated by new areas of planting around the site.

Westholme

- 9.3. A number of landscape improvements and features will be constructed to enhance the new extension and provide a pleasant setting for residents.
- 9.4. Due to the location of the proposed Nursing Care accommodation, it will be necessary to remove trees located in close proximity to the proposed building. In addition a horse chestnut tree is also planned to be removed as it is in a poor condition. Reinforcement of the boundary planting is proposed adjacent to neighbouring properties following a formal consultation.

**10. Planning**

- 10.1. A planning application was submitted for Westholme in November and an application was submitted for Oakridge in December 2012.

**11. Building Management**

- 11.1. The existing building management arrangements will remain in place.

**12. Professional Resources**

Architectural	) Culture, Communities & Business Services
Landscape	) Culture, Communities & Business Services
Mechanical and Electrical	) White Young Green
Drainage	) Environment Department
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Davis Langdon
Construction, Design & Management Coordinator	) Capita

**13. Consultations**

- 13.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Adult Services  
Executive Member for Adult Social Care  
Local County Councillor  
Fire Officer  
Access Officer  
Planning Department, including public consultation

**14. Recommendations**

- 14.1. **That the Panel advises the Executive Member for Policy and Resources that:**

14.2. The project proposals to extend and make alterations to both Oakridge nursing home in Basingstoke and Westholme nursing home in Winchester, at an estimated combined total cost of £3,366,000, be approved.

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Transforming adult social care: improving outcomes for older people through modernisation of care and support	4054	21.09.12
Transforming adult social care: improving outcomes for older people through modernisation of care and support	3772	25.05.12
Capital programme for 2012/13 to 2014/15	3535	16.01.12
Modernisation of Adult Social Care – Project Extra-Care	3175	24.10.12
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u>		<u>Date</u>

**Section 100 D - Local Government Act 1972 - background documents**

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

## **IMPACT ASSESSMENTS:**

### **1. Equalities Impact Assessment:**

1.1. An equalities impact assessment has been considered in the development of this report and no adverse impact has been identified. Access requirements are always considered during the design stages of building maintenance projects and are often improved.

### **2. Impact on Crime and Disorder:**

2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime and disorder in the County. The proposals in this report have no impact on the prevention of crime.

### **3. Fire Risk Assessment**

3.1. The project proposals for both sites include the following fire safety features:

- existing sprinkler system will be extended to the new accommodation.
- compliance with Statutory Regulations with the incorporation of appropriate means of escape provision and standard fire precautions.
- a full fire detection system with remote monitoring.
- designed for and safe and progressive horizontal evacuation.

### **4. Health and Safety**

4.1. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme

### **5. Climate Change:**

5.1. The project will incorporate the following sustainability features:

- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system.
- A highly insulated building envelope including high performance windows, doors and roof lights to reduce energy consumption at source.
- The provision of good levels of day lighting and ventilation to all areas to reduce the need for artificial lighting.
- Energy efficient lighting and heating controls to ensure the minimum energy is used.
- Low water-consumption sanitary installations.
- The use of timber from sustainable sources
- External lighting to provide safe access and emergency escape routes that will be carefully designed to reduce light pollution and spillage.

**FEEDBACK FROM CONSULTEES:****OTHER EXECUTIVE MEMBERS:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Hindson, Executive Member for Adult Social Care	Portfolio Holder		No formal comment received.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Bailey	Local Member for Winchester Downlands		No formal comment received.
Councillor Frankum	Local Member for Basingstoke North		No formal comment received.