

**HAMPSHIRE COUNTY COUNCIL****Report**

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	25 June 2013
<b>Title:</b>	Provision of Children's Homes in Winchester, Chandler's Ford and Havant
<b>Reference:</b>	4915
<b>Report From:</b>	Director of Culture, Communities and Business Services Director of Children's Services

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**1. Executive Summary**

- 1.1. The report also seeks approval to the project proposals for three children's homes at Milesdown, Winchester; The Green House, Chandler's Ford; and Havant, at an estimated total cost of £2,750,000 (including fees).

**2. Scope of Work**

- 2.1. The strategy for Children's Homes was approved by the Executive Lead Member for Children's Services on 12 June. The strategy proposes to construct six new 'Family Unit' sized Children's Homes to replace existing larger homes. This will be done in two phases of three homes each. This report confirms proposals for the first phase consisting of three homes.
- 2.2. Funding for the strategy was approved at the Children's Services Decision Day on 23 January 2013 and this report outlines the available budget from within which the first three homes must be designed and delivered. An element of the funding for the strategy includes the 100% reinvestment of capital receipts from the sale of existing buildings as detailed in a later exempt report on this BLAPP agenda.
- 2.3. The procurement route for the project will be considered at the Executive Member for Policy and Resources Decision Day meeting on 25 July 2013.
- 2.4. Any significant issues from the Impact Assessment will need to have specific attention in the design and implementation of this project.

**3. Contextual Information**

- 3.1. 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 early 2014 and complete during Autumn 2014.

- 3.2. The existing children's home provision on the Green House site in Chandler's Ford will be vacated for the duration of the construction period. The existing provision will be temporarily relocated to Crossways Children's Home in Basingstoke.
- 3.3. The existing children's home provision in Milesdown in Winchester will remain in use during the construction period and the existing building will be demolished upon completion of the works.
- 3.4. Local management arrangements for all sites will be put in place to manage the health and safety impact to all users and local residents.

#### 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:

Capital Expenditure	Current Estimate per home	Current Estimate for Phase 1 (3 homes)	Capital Programme
	£'000	£'000	£'000
Buildings	773	2,318	2,318
Fees	118	354	354
Furniture, Fittings, Equipment and IT (exclusive of fees)	26	78	78
	917	2,750	2,750

##### 4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	2,396	354	2,750
2. From Other Resources			
a) Capital Receipts			
<b>Total</b>	2,396	354	2,750

a) *Building Cost:*

Net Cost = £2,461\* per m<sup>2</sup>  
Gross Cost = £2,897 per m<sup>2</sup>

\* Note:- This net cost includes significant enhanced mechanical and electrical installations beyond the norm.

b) *Furniture & Equipment:*

An allocation of approximately £26,000 per house unit has been made for the provision of all loose furniture, fittings and equipment.

c) *Abnormals*

Of the three proposed sites, two will require demolition of existing buildings and one site has some existing drainage issues which need to be addressed. The cost of Abnormals to each site is in the region of £30,000.

4.3. Revenue Issues:

a) *Overview of Revenue Implications:*

The revenue business case will be approved by the Director of Children's Services. A contract will not be let until this has been approved.

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations and Local Planning Authority requirements.

## 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

6.1. All three proposed sites are located within existing residential areas. The Winchester and Chandler's Ford sites currently have children's homes on site (each housing four children) and the existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

6.2. There are some sensitivities around the proposed site in Havant and the location can not be put into the public domain until negotiations have concluded with the local planning authority. The site identified was previously approved for disposal and it is proposed to retain part for a Children's Home. It is regarded as being an excellent strategic location for this facility.

6.3. The proposed site in Havant is a vacant plot identified for residential accommodation and will require new infrastructure to be put in place for these proposals.

6.4. The proposed sites are well located with regards to local schools and a suitable environment for children's homes.

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

- 7.1. These proposals are to provide three new 'Family Unit' sized Children's Homes to replace existing larger homes. Each home will accommodate four children, two residential managers and other daytime staff.
- 7.2. These proposals have been designed to be suitable welcoming, safe and secure.
- 7.3. The proposals for each of the children's homes have been designed to be traditional in appearance so that both its form and materials can respond to the local character of the different site locations.
- 7.4. Interior spaces within the homes will be light, comfortable and domestic in character with an emphasis on providing a familiar and recognisable place as 'home'. Where appropriate finishes and furniture to individual rooms will to encourage a sense of ownership for the children.

## **8. The Proposed Building**

- 8.1. The proposals are for the design and construction of three new build homes. Each home is a two storey 6 bedroom dwelling.
- 8.2. The accommodation includes the following:
  - 6 Bedrooms with en-suite shower rooms
  - Living area
  - Dining area
  - Kitchen/Utility areas
  - Quiet Room (second Lounge)
  - Education Room
  - Staff offices
- 8.3. The plan and form of each house will aim to maximise and integrate energy efficient measures and reduce maintenance costs.
- 8.4. The homes will be of traditional facing brickwork, slate pitch roof and low maintenance aluminium windows.

## **9. External Works**

- 9.1. The external landscape proposals will include the following:
  - On-site parking area
  - Secure rear garden
  - Patio areas
  - Vegetable gardens
  - Secure shed for bikes and gardening equipment
  - Boundary enhancements to provide privacy between the homes and neighbours.

## 10. Planning

10.1. Planning applications will be submitted in July 2013.

## 11. Professional Resources

Architectural	) Culture, Communities & Business Services
Landscape	) Culture, Communities & Business Services
Mechanical and Electrical	) Culture, Communities & Business Services
Drainage	) Environment Department
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Construction, Design & Management Coordinator	) Culture, Communities & Business Services

## 12. Consultations

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

Children's Services  
Executive Lead Member for Children's Services  
Local County Councillor  
Fire Officer  
Access Officer  
Planning Department  
Crime Prevention Officer  
Children and staff of existing homes.

## 13. Recommendations

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

13.1. The project proposals for three children's homes at Milesdown, Winchester; The Green House, Chandler's Ford; and Havant, at an estimated total cost of £2,750,000 (including fees), be approved

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

<b>Hampshire safer and more secure for all:</b>	no
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>
Children's Services Capital Programme 2012/13 to 2014/15	3653	23.03.2012
Children's Services Capital Programme update	4865	12.06.2013
Strategic Review of Children's Homes – Re-investment of Capital Receipts	4894	25.06.2013
<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.)

<u>Document</u>	<u>Location</u>
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. The provision within the homes have been designed to be fully accessible and to meet Lifetime Homes Standards.

### **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 County Council continues with its policy of installing sprinkler systems where appropriate, based on a risk management methodology. The policy focuses upon the highest risk, rather than on a specific building category.
- 3.2. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of domestic sprinkler systems is required in this instance.
- 3.3. The proposals will meet the requirements of the Building Regulations, including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.
- 3.4. The project proposals include the following fire safety and enhanced features:
  - Additional automatic fire protection, with full (24/7) remote monitoring.
  - External finishes specified as fire resistant.
  - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

### **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:
  - A super-insulated air-tight building envelope
  - High performance windows, doors and roof lights

- Provision of excellent levels of day lighting to reduce energy use
- Energy efficient lighting and heating controls
- Low water-consumption sanitary installations.
- External lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.
- A combination of renewable energy features including solar thermal and/or Photo Voltaic panels.
- Improved biodiversity around the site
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- The use of timber from sustainable sources.

**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 Mans, Executive Lead Member for Children's Services	Portfolio Holder	07.06.2013	

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Chris Greenwood	Local Member for Eastleigh West	06.06.2013	
Councillor Liz Fairhurst	Local Member for Bedhampton and Leigh Park	07.06.2013	
Councillor Ray Finch	Local Member for Bedhampton and Leigh Park	07.06.2013	
Councillor Fiona Mather	Local Member for Winchester Eastgate	06.06.2013	