

## HAMPSHIRE COUNTY COUNCIL

### Report

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	8 October 2013
<b>Title:</b>	Northern Respite Centre for Learning Disabilities, Basingstoke
<b>Reference:</b>	4664
<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 for the provision of a new Respite Care facility for Adults with Learning Difficulties in Basingstoke, at an estimated total cost of £2,400,000.
- 1.2. The Learning Disability Transformation Project was approved by the Executive Member for Adult Social Care on 16 May 2011. This project forms part of this transformation programme which covers the whole of the county and transforms the delivery of residential, respite and day services for this client group.

#### 2. Scope of Work

- 2.1. It is proposed to locate the North Respite Unit on the site of a former older persons home in Basingstoke.
- 2.2. It is proposed to demolish the existing buildings on the site and split the land into two parcels - one of approximately 0.29ha to the South West and one to the North East of approximately 0.65ha.
- 2.3. The smaller parcel is proposed to be retained and used for the proposed Respite Unit. The remaining parcel is proposed to be marketed and sold for redevelopment.
- 2.4. The demolition costs of the former older persons home as well as provision for incoming services to the new proposed building are included in the costs reported.
- 2.5. Funding for the project was approved by the Executive Member for Policy and Resources on 21 July 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.6. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 25 June

2013. The works are being procured through the IESE South East and London (SEAL) Construction Framework for Major Projects. It is anticipated that works will commence on site during February 2014 and complete during November 2014.

### 3. Contextual Information

- 3.1. The site is located in Winklebury, a residential area located North West of the centre of Basingstoke Town centre.
- 3.2. There is a public footpath and houses situated to the east and west of the site. To the south of the site there is a public footpath and an area of public open space. There are also a number of mature trees located around the site, particularly along the northern and western boundaries.
- 3.3. It is proposed that the contractor will access the site by the existing entrance off Warwick Road. It is anticipated that the car parking area will be constructed prior to the main construction works to enable contractors to utilise the area as a site compound.
- 3.4. Construction on site will be limited to weekdays and Saturday mornings in line with planning conditions. Measures will be taken to prevent mud and spoil from vehicles leaving the site during the construction works and being carried onto the public highway.

### 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	Capital Programme
	£'000	£'000
Buildings	1,966	1,933
Fees	324	331
Furniture, Fittings, Equipment and IT (inclusive of fees)	110	136
	2,400	2,400

#### 4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme inc. abnormalities and FFE (as above)	2,122	278	2,400
<b>Total</b>	2,122	278	2,400

a) *Building Cost:*Net Cost = £2,803 per m<sup>2</sup>Gross Cost = £3,960 per m<sup>2</sup>b) *Furniture & Equipment:*

An allocation of approximately £110,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

## 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
Revenue Implications Additional + / Reductions	0	0		124	124

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**

6.1. The site is currently occupied by a former Older Persons Home and is approximately 0.9ha in size.

6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

**7. Scope of the Project**

7.1. The proposed unit is designed to provide planned short term breaks for adults with physical and learning disabilities in order to support their families and carers. The respite care facility will be able to provide short term accommodation for up to 6 guests and will be operated by up to 4 members of staff, dependant on the level of care required.

7.2. The proposed Respite Unit provides the following accommodation:

- 6 bedrooms for residents
- 3 shared accessible bathrooms

- Accessible toilet facilities
- Staff bedroom and en-suite facilities
- Living room
- Kitchen and store
- Office
- Sensory Room
- Quiet Lounge
- Stores and plant room

## **8. The Proposed Building**

- 8.1. The materials have been selected to reflect the residential nature of the surrounding area, whilst also creating a distinctive and welcoming environment for residents, visitors and staff.
- 8.2. External walls will be facing brickwork and timber cladding, with a combination of tiled pitched roofs and high performance roofs. There will be aluminium windows and canopies to various areas for shelter and shade.

## **9. External Works**

- 9.1. The Unit will provide a safe, high quality and comfortable temporary home for users. Privacy will be important due to the sensitivities of users' needs.
- 9.2. The external spaces to the scheme can be divided into two:
  - a) To the front the space will form a welcoming environment, whilst catering for parking of both staff and visitors, parking for a minibus, and a drop off point to the main entrance with easy access for wheelchair users.
  - b) To the back, the provision will be flexible to provide a wide range of activities to reflect the range of user needs and interests. The western area will provide a quiet and calming environment, with, to the east, facilities to accommodate small scale social events, and an activity area.
- 9.3. A number of trees will need to be removed in accordance with the Arboriculturalist's report recommendations. However, the trees will be replaced and their loss will be mitigated by new areas of planting around the site.
- 9.4. Six parking spaces, including one accessible parking space, will be provided. One of these spaces will accommodate the unit's minibus.

## **10. Planning**

- 10.1. A planning application was approved in August 2013.

## **11. Building Management**

- 11.1. The future building management arrangements will be put in place upon completion.

## 12. Professional Resources

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

## 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:

Respite Unit Managers, users and their families and care staff  
Adult Services  
Executive Member for Adult Social care  
Local County Councillor  
Fire Officer  
Access Officer  
Planning Department  
Archaeologist  
Arboriculturalist  
Ecologists  
Highways  
Local Residents

## 14. Recommendations

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

14.2. The project proposals for the provision of a new Respite Care facility in Basingstoke, at an estimated total cost of £2,400,000, 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>
Better Housing Solutions - Future of Residential Care at Newman Bassett, Basingstoke and Linden House at Lymington		31.08.2007
Transformation of Adult Learning Disabilities Services – Programme Update & Revised Business Plan	4105	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 projects.

### **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 has a policy of installing sprinkler systems where appropriate, based on a risk assessment 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 sprinklers is required in this instance.
- 3.3. The proposals will meet the requirements of the Building Regulations (Part B Fire Safety) 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:
  - Sprinklers throughout the building.
  - Automatic fire protection, with full (24/7) remote monitoring.
  - External finishes specified as fire resistant.
  - Reduced fire compartment sizes.
  - 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 highly 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 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.
- Renewable energy features including Photo Voltaic panels.

**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 Anna McNair Scott, Executive Member for Adult Social Care	Portfolio Holder	10.09.2013	

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Stephen Reid	Local Member for Basingstoke North West	10.09.2013	Cllr Reid supports the proposals and has made comments and suggestions regarding additional consultees, highway issues and boundaries.