

HAMPSHIRE COUNTY COUNCIL

Decision Report

Committee/Panel:	Executive Lead Member for Children's Services
Date:	22 October 2014
Title:	Provision of Children's Homes (Phase 1)
Reference:	5909
Report From:	Director of Culture, Communities and Business Services Director of Children's Services

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1. Executive Summary

- 1.1. This report seeks approval to the revised project proposals for Phase 1 of the Children's Homes programme consisting of four Homes (detailed below) at an estimated total cost of £4,504,000. Phase 1 projects are:
 - The Green House, Chandler's Ford
 - Swallowfields, Andover
 - Anchorage, Dibden
 - Barncroft, Havant
- 1.2. A Project Appraisal for Phase 1 was approved by the Executive Member for Policy and Resources on 25 July 2013. Originally Phase 1 consisted of three Homes. The proposed Phase 1 now is extended to include four Homes. One site, Milesdown (Winchester), has now been rescheduled out of Phase 1 into Phase 2. Two sites, Swallowfields (Andover) and Anchorage (Dibden) have been brought forward to Phase 1.
- 1.3. The programme has been updated as a result of the development of the brief and prioritisation which followed a development of the Children's Homes Business Case.
- 1.4. This programme will represent a major investment in the replacement and improvement of Hampshire Childrens' Homes to the benefit of the children who are in the care of the Council. This innovative set of projects represent an ambition to provide a high quality and appropriate environment fit for the 21st century.

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 2013. This proposes to construct six new 'Family Unit' sized Children's Homes to replace existing larger homes. This will be done in two phases – with four homes now in Phase 1 and two homes now in Phase 2.
- 2.2. Funding for the strategy was approved at the Executive Lead Member for Children's Services Decision Day on 25 July 2014 and this report outlines the available budget from within which the homes must be designed and delivered. A proportion of the funding for the strategy includes the 100% reinvestment of capital receipts from the sale of existing redundant sites as detailed in the report to the Buildings, Land and Procurement Panel which was approved on the 25 June 2013 by the Executive Member for Policy and Resources.
- 2.3. The procurement route for Phase 1 was approved at the Executive Member for Policy and Resources Decision Day meeting on 25 July 2013. This report also proposes updated procurement approvals for the amended Phase 1.
- 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 Local Construction Framework tender process. It is anticipated that works will commence on site during early 2015 and complete during late autumn 2015.
- 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 provision will be temporarily relocated to Crossways Children's Home in Basingstoke to minimise disruption to the children and facilitate the process of construction.
- 3.3. The other projects at Swallowfields (Andover), Anchorage (Dibden) and Barncroft (Havant) are new build projects so relocation of users will not be required.
- 3.4. Contractors' access and working areas will be agreed for each project and site health and safety will be planned and managed through specific and appropriate local arrangements.

4. Finance

4.1. Capital Expenditure:

The Capital Expenditure has already been approved by the Executive Lead Member for Children's Services; the tables below outline the breakdown of its distribution across the programme.

Capital Expenditure	Current Estimate for Phase 1 (4 homes) £'000	Current Estimate for Phase 1 and 2 (6 homes) £'000	Capital Programme (6 homes) £'000
Buildings	3,868	5,802	5,996
Fees	636	954	989
Total	4,504	6,756	6,985

4.2. Sources of Funding:

Financial Provision for Total Scheme (Phases 1 and 2)	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	5,996	989	6,985
Total	5,996	989	6,985

a) *Building Cost:*

Net Cost = £1,960 per m²

Gross Cost = £2,820 per m²

Furniture & Equipment:

Included in the above figures is an allocation of approximately £120,000 per house has been made for the provision of all loose furniture, fittings and equipment.

b) *Abnormal costs included in the estimates above*

Of the four proposed sites, two will require demolition of existing buildings and one site has some drainage exceptions which must be resolved. One site has known surface water drainage problems which will be addressed as part of the project. An allowance has been made for the cost of abnormals to each site in the region of £30,000.

4.3. Revenue Issues:

a) *Overview of Revenue Implications:*

The revenue business case has been approved by the Director of Children's Services as an operational matter.

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 four proposed sites are located within existing residential areas. The Chandler's Ford site currently has an existing children's home on site.
- 6.2. The proposed sites in Havant and Andover are vacant sites.
- 6.3. The proposed site in Dibden will require the demolition of an existing and unused building.
- 6.4. The four sites are well located with regards to local schools and are within a suitable environment for children's homes.

7. Scope of the Project

- 7.1. These proposals are to provide four 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 welcoming, safe and secure.
- 7.3. The proposals for each of the children's homes have been designed to be traditional, familiar and 'house like' in appearance in response to the brief from Children's Services, staff and children.
- 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 aim to encourage a sense of ownership for the children.

8. The Proposed Building

- 8.1. The proposals are for the design and construction of four 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 (with the potential for a loft conversion to create a seventh bedroom)
 - Living area
 - Dining area
 - Kitchen/Utility areas
 - Quiet Room
 - Study

- 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 brickwork, pitched roofs and low maintenance double glazed aluminium windows.
- 8.5. The internal plans and layout for each home will be broadly the same and these are illustrated on the attached drawing. The exact configuration of the external layout will vary with each location and will typically include those features outlined in the attached plan.

9. External Works

- 9.1. The external landscape proposals will include the following:
- Front garden with on-site parking area
 - Secure back garden
 - Patio area
 - Vegetable garden
 - Secure outside storage for bikes and gardening equipment
 - Boundary enhancements to provide suitable privacy between the homes and neighbours

10. Planning

- 10.1. Planning applications were submitted in late August 2014.

11. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical and Electrical) Culture, Communities & Business Services
Drainage) Economy, Transport & Environment
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 an overview of these consultations can be seen 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

Members of the public
Children and staff at the existing homes

13. Recommendations

- 13.1. That the Executive Lead Member for Children's Services gives approval to the revised Phase 1 proposals for four Children's Homes at The Green House, Chandler's Ford; Swallowfields, Andover; Anchorage Dibden and Barncroft, Havant at an estimated total cost of £4,504,000.
- 13.2. That the Executive Lead Member for Children's Services gives approval to procure and spend for the revised Phase 1 proposals as outlined in Section 2.3 of this report.

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

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<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
Provision of Children's Homes – initial report	4915	25.06.2013
Direct links to specific legislation or Government Directives		
<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. Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.
- 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 a domestic standard sprinkler system 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 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.
- The use of timber from sustainable sources.
- Proposed solar thermal roof panels to reduce energy consumption by pre-heating mains water for domestic uses.

FEEDBACK FROM CONSULTEES:**FORMAL CONSULTEES:**

Initial consultations.

Member/ Councillor	Reason for Consultation	Date Consulted
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

FORMAL CONSULTEES:

Consultations which have taken place following the changes to Phase 1 and the decision to re-report.

Member/ Councillor	Reason for Consultation	Date Consulted
Councillor Chris Greenwood	Local Member for Eastleigh West	23.09.2014
Councillor Liz Fairhurst	Local Member for Bedhampton and Leigh Park	23.09.2014
Councillor Ray Finch	Local Member for Bedhampton and Leigh Park	23.09.2014
Councillor Timothy Rolt	Local Member for Andover North	23.09.2014
Councillor Pat West	Local Member for Andover West	23.09.2014
Councillor Tony Hooke	Local Member for Andover South	23.09.2014
Councillor Malcolm Wade	Local Member for Dibden and Hythe	23.09.2014