

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

<b>Committee/Panel:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	3 June 2015
<b>Title:</b>	Provision of Children's Homes - Fareham
<b>Reference:</b>	6427
<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 a Children's Home on Catisfield Road, Fareham at an estimated cost of £1,126,000. This project is the fifth of the six projects within the Children's Homes programme.
- 1.2. 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 will provide high quality homes fit for the 21st century.

**2. Scope of Work**

- 2.1. The programme for Children's Homes was approved by the Executive Lead Member for Children's Services (ELMCS) on 12 June 2013. This proposes to construct six new 'Family Unit' sized Children's Homes to replace existing larger homes. A Project Appraisal for the first four homes was approved by the ELMCS on 22 October 2014.
- 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.

### 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 in early 2016 and complete during Autumn 2016.
- 3.2. Contractors' access and working areas will be agreed for the 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.

This project is the fifth of six homes within the programme. The first two homes have been tendered. The estimate for this home, shown in the table below, is consistent with the costs returned for the first two homes.

Capital Expenditure	Current Estimate for home at Catisfield Road, Fareham	Current Estimate for entire programme	Capital Programme (6 homes)
	£'000	£'000	£'000
Buildings	967	5,802	5,996
Fees	159	954	989
<b>Total</b>	<b>1,126</b>	<b>6,756</b>	<b>6,985</b>

#### 4.2. Sources of Funding:

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

#### a) Building Cost:

Net Cost = £1,960 per m<sup>2</sup>

Gross Cost = £2,820 per m<sup>2</sup>

*b) Furniture & Equipment:*

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

4.3. Revenue Issues:

*Overview of Revenue Implications:*

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

*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. The site is located on Catisfield Road in Fareham.
- 6.2. There is currently a redundant building on the site which will be demolished as part of the project.
- 6.3. The proposed site is well located with regards to local schools and is within a suitable environment for children's homes.

**7. Scope of the Project**

- 7.1. The 'Family Unit' home will accommodate four children, two residential managers and other daytime staff.
- 7.2. The design of the home is intended to provide a welcoming, safe and secure environment.
- 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 and consultation with the staff and children.
- 7.4. Interior spaces within each of the homes have been designed, in consultation with the staff and children, and 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 and to the home will aim to encourage a sense of ownership for the children.

**8. The Proposed Building**

- 8.1. It is proposed that the home will be a two storey, 6 bedroom dwelling.
- 8.2. The accommodation will include 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 the house will maximise and integrate energy efficient measures and reduce maintenance costs.
- 8.4. The home will be of traditional brickwork, pitched roofs and low maintenance aluminium windows.
- 8.5. The internal plans and layout for this home are broadly the same as those for all the new homes being delivered within the current programme and these are illustrated on the attached drawing. The exact configuration of the external layout will vary with each location and, for this house, 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. A planning application was submitted in April 2015.

## **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:

- 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 proposal for a Children's Home on Catisfield Road, Fareham at an estimated total cost of £1,126,000.

**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
Provision of Children's Homes – initial report	4915	25.06.2013
Provision of Children's Homes – Phase 1	5909	22.10.2014
<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 has been designed to be 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.
- 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.
- 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:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>
Councillor Geoffrey Hockley	Local Member for Fareham Titchfield	21 May 2015