

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Policy and Resources
Date of Decision:	1 December 2010
Decision Title:	Improvement Works to Thurlston House Older Persons Home, Fleet
Decision Reference:	1990
Report From:	Director of Property, Business and Regulatory Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858

01962 847894

Email: steve.clow@hants.gov.uk

bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for improvement works to be undertaken at Thurlston House Older Persons Home, Fleet, at an estimated total cost of £1,238,000 (including fees).
- 1.2. Approval is also sought to the selection and appointment of an IESE Tier 2 Framework Contractor to provide the pre-construction services up to a maximum of £20,000 in connection with the proposed improvement works to Thurlston House.

2. Scope of Work

- 2.1. It is proposed to carry out various improvement works at Thurlston House, including the installation of a new sprinkler system and a nurse call system. The reduction of fire risk has been identified as a high priority in the older persons residential estate and the installation of the sprinkler system will enable the home to achieve the benchmark standard relating to fire safety.
- 2.2. Thurlston House provides care for 48 residents. It is proposed to temporarily reduce the occupancy of the home to 20 residents while the improvement works are being undertaken. The proposed works will be completed in four phases totalling approximately 44 weeks.
- 2.3. This will ensure that the works are carried out in a safe and securely managed environment and will minimise disruption to residents.
- 2.4. The relocation of residents to other older persons homes will be managed by Adult Services; this will be undertaken sensitively with the help of the residents, family members and carers.
- 2.5. The Adult Services Capital Programme funding for the project was approved at the Executive Member for Adult Services Decision Day on 29

October 2010 and this report outlines the available funding within which the project must be designed and delivered.

- 2.6. The Property Services Landlord's Capital Repairs funding for the project was approved at the Executive Member for Policy and Resources Decision Day on 14 April 2010.
- 2.7. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.
- 2.8. The Older Persons Home will be operational for the duration of the construction period. The contractor will share the home's vehicular access off Victoria Hill Road. The contractor's working compound will be secured with site fencing at all times. Deliveries and movement of plant will be restricted during key periods to ensure the safety of the residents and staff. The internal refurbishment works will be phased, and contractor's working areas will be fully segregated where possible and appropriately managed at all times.

3. Contextual Information

- 3.1. A combined Adult Services and Property Services Workstream Group was established in 2008 to assess the Adult Services in-house older persons and nursing homes, which considered the quality of accommodation the homes provided, their suitability for service delivery and their fire precaution standards. Since the establishment of the above group, there has been a commitment to improving fire precautions and in particular provide sprinkler systems in older persons homes.
- 3.2. Thurlston House Older Persons Home has been identified as the next highest priority for refurbishment across the older persons residential homes.
- 3.3. These improvement works are to be procured through the IESE Tier 2 Framework tender process. The works are anticipated to commence on site during April 2011 and complete during February 2012.

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 for the Total Scheme	Adult Services Capital Programme
	£'000	£'000
Buildings	1,075	760
Fees	163	125
Land to be purchased	-	-
Total	1,238*	885*

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

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Landlord's Capital Repairs 2010/11	315	38	353
2. From Other Resources			
a) Adult Services Capital Programme, 2010/11 (as per table above)	760	125	885
Total	1,075	163	1,238

Furniture & Equipment:

Furniture and equipment will be purchased from the Adult Services Capital Programme block allocation for 2010/2011 – 2011/2012.

4.3. Revenue Issues:

a) *Energy Costs:*

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. Thurlston House is an existing older persons home located at Victoria Hill Road, Fleet, and lies within a residential area. The building is of traditional, load-bearing masonry construction and dates from the 1970's.

7. Scope of the Project

7.1. It is proposed to complete internal alterations which will include the:

- Installation of a new sprinkler system, including a new external storage tank and all distribution pipe work

- Installation of a new nurse call system
 - Remodelling of the front entrance
 - Internal decoration and flooring replacement
 - Refurbishment of the Hairdressing Salon and 2 sluice rooms
 - Improvements to the heating system, including new controls and the replacement of low surface temperature radiators.
 - Upgrading of power supplies, as required throughout the home
 - Upgrading of power sockets and new lighting to bedrooms
 - Installation of new lighting in common areas, toilets and offices.
- 7.2. In addition, the existing external roof finishes will be replaced and the pitch of the existing roof adjusted to rectify existing shortcomings associated with the fabric of the building.

8. The Proposed Building

- 8.1. The proposals will comprise predominantly of refurbishment works with improvements to the existing entrance and external roofs.

9. External Works

- 9.1. There are no external building works or landscape proposals associated with this scheme.

10. Planning

- 10.1. Planning consents are not required for these proposals.

11. Building Management

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

12. Professional Resources

Architectural Services)	Property, Business & Regulatory Services
Mechanical Engineering)	Property, Business & Regulatory Services
Electrical Engineering)	Property, Business & Regulatory 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:

Local County Councillor
Adult Services Director's Management Team
PBRs Property Management
Fire Officer

14. Recommendations

- 14.1. That the project proposals for improvement works to be undertaken at Thurlston House Older Persons Home, Fleet, at an estimated total cost of £1,238,000 (including fees), be approved.
- 14.2. That the selection and appointment of an IESE Tier 2 Framework Contractor to provide the pre-construction services up to a maximum of £20,000 in connection with the proposed improvement works to Thurlston House, be approved.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	Yes
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Older Persons Home Investment Strategy	1968	29.10.10
Landlord's Capital Repairs Programme	1032	14.04.10
Setting Future Direction for Older Persons Services	Item 2	28.07.06
Direct links to specific legislation or Government Directives		
<u>Title</u>		<u>Date</u>
The White Paper, "Our Health, Our Care, Our Say"		30.01.06

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	

RISK & COMBINED IMPACT ASSESSMENT:

Race and Equality Impact Assessment

A race and equality impact assessment has been considered and undertaken in the development of this report and no adverse impact has been identified. The proposed improvements will benefit residents, staff and visitors to the older persons home.

Crime Prevention Issues

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. The proposals in this report have no impact on the prevention of crime, although they will improve the safety of residents and the security of this building.

Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a Fire Risk Assessment has concluded that a sprinkler system should be installed at Thurlston House Older Persons Home.

Health and Safety

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.

Climate Change

Sustainable features that will be incorporated in the proposed works will include the upgrading of thermal insulation to the roof void at the home, new heating controls and the use of energy efficient lighting.

The electrical services installation will involve the introduction of lighting controls with presence and absence detectors. This time delay technology will allow for more energy efficient lighting. In addition, light emitting diode (LED) lamp technology and new compact florescent lamp fittings will be utilised, which will reduce energy consumption and future maintenance needs.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor F Hindson, Executive Member for Adult Social Care	Portfolio Holder	17.11.10	19.11.10 - Councillor Hindson supports the proposals.

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Councillor S Wheale	Local Member for Fleet	8.11.10	19.11.10 - Councillor Wheale has been acquainted with the project for some time and believes the older persons home is a wonderful place for residents. She commented that the proposals were perfect for the home and she had no objections to the project.
Councillor P West	Chairman of the Health Overview and Scrutiny Committee	8.11.10	17.11.10 - Councillor West welcomed the proposals and approved of the installation of the sprinkler system. Councillor West also agreed that the phasing options for the proposed works would minimise disruption to residents at the home. In addition, she believed that the sensitive management of the relocation of residents by Adult Services was an importance aspect of the scheme.