

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date:	19 June 2017
Title:	Milesdown, New Children's Home, Winchester
Report From:	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 new Children's Home at Winton Close, Winchester, at an estimated total cost of £1,243,000. This project is the sixth in the Children's Homes programme.
- 1.2. This project represents the final phase of a major investment programme in the replacement and improvement of Hampshire's Children's 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 project proposals are to construct a new six bedroom 'Family Unit' home with associated parking and gardens. The home will accommodate four children, two residential live-in staff and daytime staff.

3. Contextual Information

- 3.1. The programme for Children's Homes was approved by the Executive Lead Member for Children's Services (ELMCS) on 12 June 2013 following a review of the existing Children's Homes in Hampshire. It was agreed that the majority of existing buildings were of inappropriate scale and institutional in character and they should be replaced with homes of a smaller size and provide a more welcoming and 'homely' character.
- 3.2. Funding for the strategy was approved at the Executive Lead Member for Children's Services Decision Day on 25 July 2014 and subsequent approvals given for the related projects on 22 October 2014, 3 June 2015 and 18 January 2017. This report outlines the available budget from within which the last project must be designed and delivered. A proportion of the funding for the strategy includes a 100% reinvestment of capital receipts from the sale of existing sites as detailed in the report to Buildings, Land and Procurement Panel which was subsequently

approved on 25 June 2013 by the Executive Member Policy and Resources.

- 3.3. The programme proposed the construction of six new 'Family Unit' sized Children's Homes to replace existing larger homes. The first two homes were completed in Spring 2017 with a further three due for completion in Summer 2017.
- 3.4. It is proposed that the works be procured through the Intermediate Construction Framework tender process. It is anticipated that works will commence on site during Autumn 2017 and complete during Summer 2018.
- 3.5. Contractor's 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.
- 3.6. A plan has been devised to allow for the existing children's home to be decanted into alternative accommodation during construction.

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	1,139	1,067
Fees	188	176
	1,327*	1,243*

* The means by which the difference between the Current Estimate 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	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	1,067	176	1,243
Total	1,067	176	1,243
Contingency (Para 4.3)			84
Total			1,327

4.3. The Director of Culture Communities and Business Services will continue to apply downward pressure on costs, as far as practicable, to counter the rising prices currently being experienced in the construction industry due to inflation and the shortage of capacity and resources. The current estimate includes an allowance for inflation up to the time of financial close and concluding a fixed price. The latest assessment of the uplift required (and included above) is £84,000 including fees. The capital charges are based on the maximum provision. This cost will be funded from provision that has already been identified within the Children's Services capital programme to allow for inflation. It is proposed that the final amount of additional funding required for inflation will be allocated under officer's delegation up to the maximum limit identified above. The capital charges are based on the maximum provision.

a) *Building Cost:*

Net Cost = £3,125 per m²
 Gross Cost = £3,938 per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £55,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

4.4 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	0	73	73

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 located at Winton Close, Andover Road, Winchester with direct access off Andover Road. It is within walking distance of the Winchester railway station and well located for local schools and transport links.
- 6.2. The Children's Home currently occupying the site was identified in the review as being unsuitable and will be demolished, as part of the proposals, prior to the new build commencing.
- 6.3. Pedestrian and vehicular access is from Andover Road on the western boundary.

7. Scope of the Project

- 7.1. The works at Milesdown Children's Home will include:

- Six en-suite bedrooms
- Living room
- Dining room
- Kitchen/utility
- Ground Floor bathroom and separate WC
- Quiet room
- Education room/study
- Staff admin rooms
- Laundry room
- Secure entrance lobby
- Footpath to the front of the site for pedestrian access
- Separate vehicular access and on-site parking is provided to one side

- 7.2. The proposals involve the demolition of the existing buildings on the site, new construction and creation of separate vehicular and pedestrian access. Adaptation and provision of services infrastructure will also be undertaken.

8. The Proposed Building

- 8.1. The proposed two storey new build will create a large and comfortable six bedroom 'family unit' sized Children's Home. The unit will accommodate four children, two managers and other daytime residential staff. The design of the home is intended to provide a welcoming, safe and secure environment.
- 8.2. The design will be of traditional facing brickwork, slate pitch roof and low maintenance aluminium/timber composite windows.
- 8.3. The appearance of the proposed house is intended to be familiar and traditional, with light and comfortable interior spaces providing a familiar and recognisable place as 'home'. Finishes and furniture are to be

individual and carefully selected to create a sense of ownership where appropriate.

9. External Works

9.1. The external landscape proposals at Milesdown Children's Home will include:

- Four car parking spaces for staff and visitors to include one accessible space
- Landscaping to the front of the house to create a welcoming and domestic approach
- Footpath past mature trees to create a separate walkway away from parked cars
- Shed for storage/bikes
- A flat paved area to cater for outdoor entertaining/bbq's
- Secure close board fence to separate the front and rear of the property. This will act as both a reassuring security measure and to provide a 'private haven' for the children
- Some tree removal and replanting

9.2. The site has a wide frontage and the form and scale of the proposed building and landscape elements relate well to neighbouring properties.

10. Planning

10.1. A planning application was submitted in March 2017.

11. Building Management

11.1. New building management arrangements will be put in place.

12. Professional Resources

Architectural	- Culture, Communities & Business Services
Landscape	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services
Drainage	- Economy, Transport and Environment
Highways	- Economy, Transport and Environment

13. Consultations

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

Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents

Young Service Users
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer

14. Recommendations

- 14.1. That the Executive Member for Education gives approval to the project proposals for Milesdown Children's Home, at an estimated total cost of £1,243,000.
- 14.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.4 of this report.
- 14.3. That the proposals in paragraph 4.3 for the application of inflation up to £84,000 (including fees) be approved

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 2017/18 to 2019/20	7917	18.01.2017
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	

RISK & COMBINED IMPACT ASSESSMENT:

1. Equality Duty

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2 Equality Impact Assessment:

- a) The building has been designed to comply with all current legislation and has been reviewed by the Access team for Hampshire County Council. The layout has been designed and future-proofed to 'Lifetimes Homes Standard'.
- b) A series of workshops have been undertaken with children and staff from a range of existing Children's Homes across the county. This direct consultation and end user engagement has been invaluable in aiding and directing the design process and has enabled the design team to grasp existing key issues. Design features of the project include: accessible parking provision, level access and accessible living areas with potential for entrance level bed-space and ground floor adaptation if required.

2. Crime Prevention Issues:

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 fire suppression sprinkler system will be provided.
- 3.3 The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), 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:
 - Fire suppression sprinkler system
 - Additional 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 Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations for the proposed scheme.

5 Climate Change:

- 5.1 The project will incorporate the following sustainability features:

A highly insulated building envelope for the home including high performance windows, doors and roof lights to reduce energy consumption to Passivhaus standards.

A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

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.

Low water-consumption sanitary installations.

Natural and mechanical ventilation to main spaces with night-time cooling strategy.

Provision of good levels of day lighting.

In line with HCC policy the proposals will include appropriately sized Solar Panels.

The use of timber from sustainable sources.

FEEDBACK FROM CONSULTEES:**OTHER FORMAL CONSULTEES:**

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Dominic Hiscock	Local Member for Winchester, Eastgate	18.05.2017	No response received from Councillor Hiscock at time of despatch.