

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	15 March 2023
Title:	Little Deer's Nursery, Burley
Report From:	Director of Universal Services

Contact name: John Cantwell, Senior Delivery Manager

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for the demolition and replacement of Little Deer's Nursery, Burley.

Recommendations

2. That the Executive Member for Education, grants spend approval to the project proposals for the replacement building at Little Deer's Nursery at the total cost of £700,000.

Executive Summary

3. Little Deer's Nursery currently provides an early years setting for up to 24 children aged between 0 and 5 years old.
4. The project comprises a new 26 place nursery and pre-school to replace the existing building which is to be demolished.
5. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 12 January 2023 with a budget of £700,000.
6. A Planning application will be submitted to the New Forest National Park Planning Authority in the autumn of 2023.

Background

7. Little Deer's provides nursery and pre-school sessional education for up to 24 children aged between 0 and 5 years old.

8. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 12 January 2023, which outlines the available budget for the project.
9. The site is located within the New Forest National Park and is owned by Burley Parish Council. It is accessed by an unmade road on private land off the Ringwood Road to the northwest of the village of Burley.
10. The existing nursery building is a timber framed, single glazed building approximately 70 years old and is at the end of its useable life.
11. The proposals will replace the existing building with a new fit for purpose early years building that complies with current legislation and building regulations.
12. The number attending the nursery/pre-school are currently planned to increase by 2 as a result of these proposals, offering a total of 26 places.

Finance

13. Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following table outline the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate	Capital Programme	
		£'000	£'000
Buildings	601	601	601
Fees	99	99	99
Total	700	700	700

14. Sources of Funding

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	601	99	700
Total	601	99	700

i. *Building Cost:*

Net Cost = N/A

Gross Cost = £4,579/m²

Cost Per Pupil Place = £24,654

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £40,100 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

iii. *School Balances:*
The school has the following level of balances:

Published revenue balance as at 31 March 2022: n/a – Independent nursery provider

Devolved capital as at 31 March 2022: n/a – Independent nursery provider

Revenue Issues:

iv. *Overview of Revenue Implications:*

	(a) Employee s £'000	(b) r £'000	Othe *Net Current Expenditur e £'000	(a+b) es £'000	(c) Capital Charg es £'000	(a + b + c) Total Net Expenditur e £'000
Revenue Implication s Additional + / Reduction s					14	

Details of Site and Existing Infrastructure

13. Little Deer's Nursery is located off the Ringwood Road, Burley, New Forest.
14. The existing building is approximately 70 years old and is of timber framed construction with an uninsulated shallow pitched roof, single glazed windows and uninsulated timber infill panels.
15. The site has a number of significant mature trees and is set within the New Forest National Park. Access to the site is via an unmade, single carriageway road lined with leylandii to the south on third party land.
16. Currently, car parking is informal without designated spaces to the south of the existing building and provides approximately 8 spaces.
17. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

Scope of the Project

18. The proposed project comprises of the demolition of the existing building and the construction of a new 26 place nursery and pre-school building with designated car parking for the new setting.

The Proposed Building

19. The proposed new building will comprise:

- x 1 playroom (under 2s and 2–3-year-olds)
- x 1 playroom (3–5-year-olds)
- Associated storage, cloaks & WC accommodation
- Sleep Room
- Kitchenette
- Entrance Lobby
- Staff WC/Accessible WC
- Cleaners Cupboard
- Plant Room

20. The final design proposals for the building will be developed by the Design and Build contractor and their design team, following their appointment in summer 2023.

External Works

21. The proposed external works comprise:

- x 2 hard play areas
- x 9 formal car parking spaces
- x 1 accessible car parking space

22. The project will provide additional car parking on the site. There will be a total of 10 car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

Planning

24. A planning application will be submitted in the autumn 2023

Construction Management

25. The nursery and pre-school will temporarily relocate during the construction period. The contractor will access the site via the current access road off Ringwood Road.

27. The works will be procured through an open tender for design and construction services at the end of RIBA Stage 1 / feasibility stage through a Design and Build Contract with Property Services acting as Hampshire County Council's Employers Agent. It is anticipated that works will commence on site during the winter 2023/2024 with the new building completing in summer 2024.

Building Management

28. Upon completion of the construction works the existing setting will be required to enter into a full repairing lease with the County Council.

Professional Resources

- | | |
|--------------------------|-------------------|
| 29. Employers Agent - | Property Services |
| Architectural – | Main Contractor |
| Landscape – | Main Contractor |
| Mechanical & Electrical- | Main Contractor |
| Structural Engineering - | Main Contractor |
| Quantity Surveying - | Property Services |
| Principal Designer - | Main Contractor |
| Drainage Engineering - | Main Contractor |

Consultation and Equalities

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

Little Deers, Day Nursery Centre Manager
Parents of Little Deers Nursery
Children's Services
Executive Member for Education
Local County Councillor
Parish Council

Risk & Impact Issues

Fire Risk Assessment

31. The proposals will meet and be approved through the statutory building regulation process, which includes formal consultation with Hampshire and Isle of Wight Fire Service.
32. The final proposals will be assessed in line with the agreed Property Services procedures, including submission and approval by the Property Services Fire Safety Review Group.

33. Health and Safety

Design risk assessments, pre-construction health & safety information and Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations for the proposed scheme.

Climate Change

34. The project has been assessed against the County Council's climate change targets of being carbon neutral and resilient to the impacts of a global average

2°C temperature rise by 2050. The proposals will be vulnerable to the future extreme heat, rain and wind events that will occur with the climate consequences of a global average 2°C temperature rise by 2050. Such events could cause significant disruption to the use of the building, like many buildings across the estate.

35. The project will incorporate the following features to reduce energy consumption and carbon emissions to help to mitigate the impact of climate change:

- Reduction in energy consumption arising from the replacement of the existing building
- A highly insulated building envelope with high performance windows, doors and roof lights
- Provision of good levels of day lighting to reduce the need for artificial lighting and energy use
- Natural ventilation to main spaces
- Energy efficient lighting and heating controls
- The use of timber from sustainable sources
- Low water-consumption sanitary installations
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

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.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

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

2. Equalities Impact Assessment:

Please see Appendix B

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Steve Forster Executive Lead Member for Education	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Keith Mans,	Local Member for Brockenhurst		No Comments Received



Equality Impact Assessment

What is an Equality Impact Assessment (EIA) and why does the County Council do them?

The [Public Sector Equality Duty](#) (PSED) is an obligation within the [Equality Act 2010](#) ("the Act"), which asks public authorities, like Hampshire County Council, to give 'due regard' to equality considerations, in particular to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

This includes assessing the impact of policies and practices on individuals and communities with a protected characteristic, as defined in the Act and some other specific groups. The County Council uses EIAs to ensure it has paid 'due regard' to equalities considerations when there are changes to a service or policy, a new project or certain decisions.

EIA author	Position & Department	Contact
Amy Chambers	Assistant Strategic Development Officer Children's Services	amy.chambers@hants.gov.uk Tel:03707 798802

Title:	Little Deer's Nursery, Burley
Related EIAs:	None

EIA for Savings Programme:	No
Service affected	Little Deer's Nursery, Burley,
Description of the service/policy/project/project phase	Little Deer's Nursery currently provides an early years setting for up to 24 children aged between 0 and 5 years old. The site is located within the New Forest National Park and is owned by Burley Parish Council. It is accessed by an unmade road on private land off the Ringwood Road to the northwest of the village of Burley. The existing nursery building is a timber framed, single glazed building approximately 70 years old and is at the end of its useable life.
New/changed service/policy/project	The proposals will replace the existing building with a new fit for purpose early years building that complies with current legislation and building regulations. The number attending the nursery/pre-school are currently planned to increase by 2 as a result of these proposals, offering a total of 26 places. The proposed project comprises of the demolition of the existing building and the construction of a new 26 place nursery and pre-school building with designated car parking for the new setting. The project will provide additional car parking on the site. There will be a total of 10 car parking spaces provided for staff and visitors, 1 of which will be fully accessible. The proposed new building will comprise of a playroom (under 2s and 2-3-year-olds), a playroom (3-5-year-olds), associated storage, cloaks & WC accommodation, sleep room, kitchenette, entrance lobby, staff WC/accessible WC and plant room.

Engagement

The new building will be a replacement of the current provision with improved facilities. It will be located on the same site as it is currently operating from and will be able to accommodate an additional 2 children as a result of the new building work. The nursery is run by a private provider and is located on Parish Council owned land. During the building work, the pre-school and Parish Council have arranged an alternative temporary location from which to operate.

A planning application will be submitted in due course where comments and feedback on the proposal can be submitted.

Equalities considerations - Impact Assessment

Age

Impact on public	Positive
Impact on staff	Positive
Rationale	<p>The existing nursery building is a timber framed, single glazed building approximately 70 years old and is at the end of its useable life. The new building will provide improved facilities for both the children who attend and the adults who work there. The proposals will replace the existing building with a new fit for purpose early years building that complies with current legislation and building regulations. The new building will also enable the nursery to provide an additional two spaces. Typically the due to the rural nature of the provision, the children will come from the local area.</p>
Mitigation	

Disability

Impact on public	Positive
Impact on staff	Positive
Rationale	<p>The final design proposals for the building will be developed by the design and build contractor and their design team, following their appointment in summer 2023. The proposals will replace the existing building with a new fit for purpose early years building that complies with current legislation and building regulations. It has already been decided that the new building will be single storey in nature, and particular attention will be paid to how the new building can be made as accessible as possible for both children and staff.</p>

	The project will provide additional car parking on the site, 1 of which will be fully accessible.
Mitigation	

Gender Reassignment

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The final design proposals for the building will be developed by the design and build contractor and their design team, following their appointment in summer 2023 however there will be scope to include gender neutral toilets which can be used by all.
Mitigation	

Pregnancy and Maternity

Impact on public	Positive
Impact on staff	Neutral
Rationale	The replacement of the existing provision will ensure that the nursery places are still available the people who live in Burley and wish to send their children to a local day care provider.

Mitigation	
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Race

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Religion or Belief

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Sex

Impact on public	Neutral

Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Sexual Orientation

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Marriage and Civil Partnership

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.

Mitigation

Poverty

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Rurality

Impact on public	Positive
Impact on staff	Positive
Rationale	Retain preschool provision in the rural area of Burley - local provision for local children and families and keeps jobs in the locality.
Mitigation	

Geographical Impact:New Forest

Equality Statement

Additional information:

Hampshire County Council has a statutory duty to provide sufficient nursery and preschool provision. By replacing the existing provision, Hampshire County Council are ensuring that there is no negative impact to the village of Burley.

Overview Statement:

A summary assessment to show that due regard to the Public Sector Equality Duty has been paid, which is undertaken when a full EIA is not needed:

EIA reference number: 00385

Date of production of EIA for publication: 06/03/2023
