

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Buildings, Land and Procurement Panel
Date:	27 June 2017
Title:	Southern Respite Unit, Locks Heath
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow

Tel: 01962 847858

Email: steve.clow@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the provision of a new permanent Respite Care facility for Adults with Learning and Physical Difficulties in Locks Heath, at an estimated total cost of £3,695,000.
- 1.2. The project funding was approved as part of the updated business case for the Adults and Social Care Learning Disability Transformation Programme by the Executive Member for Policy and Resources on 9th March 2017
- 1.3. The purpose of this paper is to obtain spend and procurement approval for contracting activity associated with the project.
- 1.4. The project forms part of the Learning Disability Transformation Programme which was approved by the Executive Member for Adult Social Care on 16 May 2011, transforming the delivery of residential, respite and day services for this client group.

2. Scope of Work

- 2.1. It is proposed to locate the Southern Respite Unit on County Council owned land in Locks Heath, adjacent to Locks Heath Day Service.
- 2.2. Funding for the project was approved at the Executive Lead Member for Policy and Resources Decision Day on 9th March 2017 and this report outlines the available budget from within which the project must be designed and delivered.

3. Contextual Information

- 3.1. The site is located in Locks Heath, adjacent to Locks Heath Day Service, owned and operated by the County Council.
- 3.2. It is proposed that the works are procured through two separate contracts – a highways framework contract for an access road, ahead of a traditional tender process for the main building works. It is anticipated that works will commence on site for the access road during October 2017 followed by

the main building works in January 2018. The works are anticipated to complete during November 2018.

- 3.3. It is proposed that the contractor will access the site via the newly formed access road, extending the current access road to the day service. The contractor's compound will be located at the termination of the access road, on the future car parking and turning areas of the new proposal.
- 3.4. No deliveries or movements of vehicles will take place whilst users of the day service are being dropped off or collected, in order to avoid traffic conflict during these peak times.
- 3.5. The adjacent day service will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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 £'000	Capital Programme £'000
Buildings	3,172	3,172
Fees	523	523
	3,695	3,695

Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	2,893	477	3,370
2. From Other Resources			
a) Developer's Contribution	279	46	325
Total	3,172	523	3,695

a) Building Cost:

Net Cost = £3,465 per m²
Gross Cost = £4,054 per m²

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £129,540 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	203	203

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 existing site is vacant, except for the Day Service building. The proposal lies to the North East of a larger site area owned by the County Council, the remainder of which has been allocated for residential use under Fareham Borough Council's Local Plan. An outline planning application for approximately 70 dwellings is being prepared on the adjacent land and there has been close liaison between design teams to coordinate the proposals.
- 6.2. Access to the site will be from a newly constructed road, in advance of the main building works contract. The cost of the access road will be reimbursed as part of the sale of the remaining County Council site (noted under 'developer contributions' in table 4.2).
- 6.3. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.

7. Scope of the Project

- 7.1. The proposed building is designed to provide planned short term breaks for adults with physical and learning disabilities in order to support their families and carers. The respite care facility will be able to provide short term accommodation for up to 8 guests and will be operated by up to 6 members of staff, dependant on the level of care required.
- 7.2. The proposed Respite Unit provides the following accommodation:
 - 8 bedrooms for residents
 - 4 shared accessible bathrooms
 - Accessible toilet facilities
 - Staff bedroom and en-suite facilities
 - Living room
 - Kitchen and store
 - Office
 - Sensory Room
 - Quiet Lounge
 - Stores and plant room

8. The Proposed Building

- 8.1. The materials have been selected to reflect the residential nature of the surrounding area, whilst also creating a distinctive and welcoming environment for residents, visitors and staff.
- 8.2. External walls will be facing brickwork and timber cladding, with a combination of tiled pitched and high performance roofs. There will be aluminium windows and canopies in selected locations for shelter and shade.

9. External Works

- 9.1. The Unit will provide a safe, high quality and comfortable temporary home for users. Privacy will be important due to the sensitivities of users' needs.
- 9.2. The external spaces to the scheme can be divided into two:
 - a) To the front the space will form a welcoming environment, whilst catering for parking of both staff and visitors, parking for a minibus, and a drop off point to the main entrance with easy access for wheelchair users.
 - b) To the rear, the provision will be flexible to provide a wide range of activities to reflect the range of user needs and interests; quiet and calming environments and facilities to accommodate small scale social events.
- 9.3. A number of trees will need to be removed in accordance with the Arboriculturalist's report recommendations. However their loss will be mitigated by new areas of planting around the site. There are a number of trees on site subject to preservation orders and these will be retained.

10. Car Parking

10.1. The project will provide car parking on the site which will be appropriate for this type of accommodation. Nine parking spaces, including one accessible parking space, will be provided. One of these spaces will accommodate the unit's minibus.

11. Planning

11.1. A planning application will be submitted for the project, including the access road, in June 2017

12. Building Management

12.1. The future building management arrangements will be put in place upon completion.

13. 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

14. Consultations

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

Respite Unit Managers, users and their families and care staff
Adult Services
Executive Member for Adult Social care
Local County Councillor
Fire Officer
Access Officer
Planning Department
Archaeologist
Arboriculturalist
Ecologists
Highways
Local Residents

15. Recommendations

That the Buildings, Land and Procurement Panel make the following recommendations to the Executive Member for Policy and Resources:

- 15.1. That the Executive Member for Policy and Resources gives approval to the project proposals for the Southern Respite Unit, Locks Heath, at an estimated total cost of £3,695,000.
- 15.2. That the Executive Member for Policy and Resources grants procurement and spend approval for contracting activity associated with the project, including letting of advance enabling works contract for the highways access, as outlined in Section 3.2 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>
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.)

DocumentLocation

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) A new build respite care home for adults with learning and physical disabilities providing respite care for the users' carers, parents or guardians for short term breaks of one night to two weeks.
- b) All adults eligible for care with a learning or physical disability are catered for by the provision of this service which is an improvement of the existing respite care facilities at Croft House.

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 sprinklers 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:
- Sprinklers throughout
 - 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 extension including high performance windows, doors and roof lights to reduce energy consumption.

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, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.

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 ventilation to main spaces with night-time cooling strategy.

Provision of good levels of day lighting to reduce the need for artificial lighting and energy use.

Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.

Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.

Strategic placement of solar shading over large glazing areas to avoid summer time overheating.

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

The use of timber from sustainable sources.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Liz Fairhurst Executive Member for Adult Social Care	Portfolio Holder	31.05.17	

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Keith Evans	Local Member for Fareham	31.05.17	Councillor Evans has requested a briefing which is arranged with Officers for 19.06.17.