

WIRRAL COUNCIL

CABINET - 7TH JUNE 2007

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

SATELLITE CHILDREN'S CENTRE SCHEME AT NEW BRIGHTON PRIMARY SCHOOL

SCHEME AND ESTIMATE REPORT

1.0 Executive Summary

- 1.1 This report describes the work required to provide a Satellite Children's Centre facility for families of under fives including secure reception area, multi-function room(s), refreshment kitchen, drop in areas and associated accommodation for children's professionals, and sets out the costs of the scheme.
- 1.2 Cabinet is asked to consider and approve the proposals.

2.0 Background

- 2.1 The Children's Centres initiative has an integrated approach to children's services, which ensures the joining up of services and disciplines such as education, care, family support and health that are key factors in determining good outcomes for children. The scheme will provide new and improved facilities to create one of the Phase 2 programme of Children's Centres for the communities identified as being in the 20-30% most disadvantaged areas in the Borough. This scheme forms part of the 11 planned Capital Projects in Phase 2. This scheme will be funded from the following source: the Sure Start Children's Centre Capital Funding.
- 2.2 This report seeks approval for this scheme, alteration and refurbishment together with the costs for service diversions/connections and external works.
- 2.3 It is intended that further reports will be submitted in due course for the remaining projects in the Phase 2 Programme.

3.0 Proposals

- 3.1 The New Brighton Satellite Children's Centre will be situated in the vacant Caretakers House at New Brighton Primary School, New Brighton and will require the following:
- Alteration and adaptation of the ground and first floor including a single storey ground floor extension to the rear of the existing vacant former caretakers house to form the satellite children's centre.
 - The ground floor accommodation to include a secure entrance and reception office, storage and access to the multi-function room, kitchenette, Baby change, Accessible Toilet, Training Room, Platform Lift to the first floor and access controlled doors.

- First floor accommodation to provide a Health Room, Training Room, W.C. and Kitchen.
- Construction of a new lobby to form a secure entrance area with hatch to reception and controlled doors to the central area and the rest of the centre.
- Provision of new fencing and gates to secure the Children's Centre from the general school grounds.
- Provision of a new ramp to allow access from the external pedestrian pathway.
- Provision of a secure gated external access route for all users of the children's centre.

3.2 The work to the Centre will include all necessary finishes, fitted furniture and equipment, heating, lighting, power, fire alarms and a security system as required.

3.3 The building will be designed to be efficient and economic to operate and maintain and it is intended that the buildings will use, as far as is economically possible, ecologically responsible materials to create a high quality, inviting environment.

4.0 Financial and Staffing Implications

4.1 New Brighton (New Brighton Primary School)

Estimated costs

	£
Building Costs-- including equipment.	181,008.00
Fixtures and Fitting costs	25,000.00
Design fees including Planning Supervisor, Clerk of Works and other charges (i.e. Planning and Building Regulation fee)	23,532.00
Total	£ 229,540.00

The scheme will be funded from the following sources:

	£
Sure Start Capital Funding	£229,540.00
Total	£ 229,540.00

4.2 All estimated costs are for the third quarter 2007

4.3 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of Health & Safety Co-ordinator.

4.4 It is anticipated that there will be an increase in fuel revenue costs at the school as a result of the scheme, but the building is separately metered and these costs will form part of the operating costs of the centre. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.

- 4.5 It is anticipated that the Phase 2 Children' Centres will be procured as a single stage competitive tender for each project commencing at the end of November 2006. Further tender reports will be submitted to Cabinet for works with a contract value in excess of £500,000.00 prior to works proceeding on site.
- 4.6 Architectural, Mechanical/Electrical Engineering, Structural Engineering, Quantity Surveying and Project Management Services for the Children's Centres will be provided by the Department of Technical Services and further professional services may be provided by consultants from the Framework Arrangement lists if required subject to workload within the department.
- 4.7 The current Building Regulations (Part L2B), which came into effect on 06 April 2006, require that, when carrying out an extension or major works to building services on an existing building with a total useful floor area of over 1000 m², 'consequential improvements' to the energy performance of the overall building shall be required where it is technically, functionally and economically feasible. The value of these consequential improvements shall generally be deemed under Requirement 17D to be not less than 10% of the value of the principal works. This figure has been included in the cost of the Building Works.

5.0 Equal Opportunities Implications

- 5.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. Access will be provided for children and adults with disabilities to all areas of this building. The building will also comply with current recommendations on design for the deaf and partially sighted. Disabled persons WC accommodation is provided on the ground floor of the proposed satellite.

6.0 Planning Implications

- 6.1 New Brighton Primary School is within a Primarily Residential area in the adopted Unitary Development Plan and the property development will be subject to Policy HS15 – Non-Residential Uses in Primarily Residential Areas. Planning permission will be required for this project. Building regulations approval will also be required for this project.

7.0 Community Safety Implications

- 7.1 The design of this project will take account of best practice to reduce the risk of crime and the local crime prevention officer will be consulted.

8.0 Human Rights Implications

- 8.1 There are no specific human rights implications within this report.

9.0 Local Agenda 21 Implications

- 9.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DfES in the school premises regulations 1996 and part L2B of the Building Regulations. The design will also follow the DETR/DfES guidelines for "Energy efficient design of new buildings and extensions for schools and colleges."

- 9.2 Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 9.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council, or similar approved scheme.
- 9.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

10.0 Access To Information Act

- 10.1 The information used in the preparation of this report was obtained in consultation with the Technical Services Department and with reference to their documents. No other background papers have been used in the preparation of this report with the exception of the Architects file C17963 and the Quantity Surveyors working papers.

11.0 Local Member Support Implications

- 11.1 The New Brighton Satellite Children's Centre is in the New Brighton Ward,

12.0 Recommendations

That

- (1) the Scheme and Estimate, as presented, be accepted;
- (2) the Director of Technical Services be authorised to seek tenders for the project;
- and
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

HOWARD COOPER
Director of Children's Services

EGS/IHJ/C17963
14/05/07