

METROPOLITAN BOROUGH OF WIRRAL

CABINET - 10th July, 2007.

REPORT OF THE DIRECTOR OF ADULT SOCIAL SERVICES

POULTON HOUSE EXTENSION - SCHEME AND ESTIMATE REPORT

1.0 EXECUTIVE SUMMARY

1.1 *This report describes the work required to refurbish and extend Poulton House to accommodate elderly people with physical disabilities or any other client group that would require such a facility. The scheme also includes refurbishment of the external car park area to provide a suitable staff / visitor car park. This is a key decision which was first identified in the Forward Plan dated 1st April 2007.*

1.2 Members are asked to consider and approve the proposal.

2.0 Background

2.1 Poulton House is a care home that provides accommodation and therapy services for Older People in addition to catering, dining and laundry services.

This brief is for phase one of a two-phase project to upgrade and extend the above home. The ultimate aim of the extensions and alterations is to provide a residential home of approx 50 places to the current standards or better. The home is to be suitable for all residential client groups with disabilities to ensure best future use of these premises. The layout is intended to provide four independent and self-contained wings/floors to allow for the option of differing client groups. Catering, some dining and laundry services are to be centrally provided. The works to the garden comprise fencing, pathways, landscaping and levelling to reduce trip hazards.

The two new extensions are designed to be low maintenance, low energy, eco-friendly and secure. The elevations are to be brickwork with recyclable aluminium windows with a pitched tiled roof. The new upgraded building will be an accessible environment that is compliant with DDA and Part M of the Building Regulations.

2.2 This report seeks approval for the proposed works included in phase 1, together with the costs for service diversions/connections and the refurbishment of the existing car park area.

3.0 Proposals

3.1 The scheme comprises alterations to the existing building to provide a larger entrance, reception area, lounge areas, administration office, refurbishment

to the existing lift, plus therapy rooms, staff offices, stores and rehabilitation kitchen.

The extension to the building includes an additional two storey building with 24 wheel-chair accessible bedrooms with assisted en-suite shower rooms, providing level access showers and wc's with all the necessary fittings and services. All new bedrooms are to be provided with TV & communication points. All lounges and offices are to be provided with data points.

Some refurbishment works will be needed to accommodate the new extension. Externally, an extension to the car park area is to be located as part of the front landscaped area.

- 3.2 The proposed scheme will also include provision to install a new call/ security system, plus a new fire alarm system with emergency lighting and upgrading to the existing heating system. Temperature control measures to all hot water supplies within the new or refurbished areas will be included in accordance with regulatory requirements.
- 3.3 The proposed building is intended to provide a more suitable environment for the occupants by the use of colour schemes to aid visually impaired people, and to ensure suitable tonal contrasts are maintained between walls and doors plus walls and floors.
- 3.4 The new building will be designed to be efficient, economic to operate and maintain. The new extension's style of architecture and materials used will be in keeping with the existing building and the surrounding houses. It is intended that the building will use, as far as is economically possible, ecologically responsible materials to create a user-orientated environment in accordance with recommendations and standard guidance.

4.0 Financial and Staffing Implications

- 4.1 The Department of Technical Services will provide all Professional Services.
- 4.2 The Director of Technical services in accordance with the Construction (Design and Management) Regulations is carrying out the role of Health & Safety Co-ordinator.
- 4.3 It is anticipated that there will be an increase in fuel revenue costs as a result of this scheme due to the increase in accommodation. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.
- 4.4 The increased number of beds in Poulton House will require additional staff to meet the needs of people who use the service. This will be met from within the existing Care Services staffing resources.
- 4.5 It is anticipated that the scheme will go out as a single stage selective competitive tender during January 2008. The selected contractor will commence work on site in May 2008 with completion by December 2008.
- 4.6 The current Building Regulations (Part L2B), which came into effect on 6th 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. Various improvement works are already included within the scheme proposals and therefore a specific allocation of £20,000 has been set against this work.

4.7 The Estimate for the proposed work is set out below. All costs are for completion in December 2008, including main service connections.

Substructures	140,423.00
Demolitions/Alterations	301,432.00
Superstructures	464,166.00
Internal Finishes	125,299.00
Fittings	10,000.00
Services (Mechanical and Electrical Installations)	336,000.00
External Works	77,066.00
Contingency sum	20,000.00
Consequential Improvements	20,000.00
Asbestos Removal	7,500.00
Preliminaries	213,899.00
Total building costs	1,715,785.00
Departmental Charges including: Professional Fees	257,368.00
TOTAL	<u>£ 1,973,153.00</u>

4.8 Funding
The funding for this project has been identified from the Adult Social Services Department's Prudential Borrowing Programme.

5.0 Equal Opportunities Implications

5.1 There are no implications in this report for equal opportunities, including women, ethnic minorities. Easy and convenient access will be provided for children and adults with disabilities to all areas of this building; through the use of wide doors and a lift that accommodates the needs of wheel chair users, in addition to ramped access to external areas.

6.0 Planning Implications

6.1 Planning permission and Building Regulations approval will 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 Amended Building Regulations 2000 and all its latest approved documents.

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.

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 Adult Social Services Department and with reference to their bidding documents. No other background papers have been used in the preparation of this report with the exception of the Architect's file C17971 and the Quantity Surveyor's working papers.

11.0 Local Member Support Implications

11.1 Poulton House is in the Wallasey 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.