

# METROPOLITAN BOROUGH OF WIRRAL

CABINET 18<sup>th</sup> OCTOBER 2007

## REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

### PROPOSED CHILDREN'S CENTRE AT PENSBY PARK PRIMARY SCHOOL, PENSBY, WIRRAL SCHEME AND ESTIMATE REPORT

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#### EXECUTIVE SUMMARY

This report describes the work required to provide a Children's Centre facility at Pensby Park Primary School for families of under fives including secure reception area, multi-function room(s), refreshment kitchen, and associated accommodation for children's professionals, and sets out the costs of the scheme.

Cabinet is asked to consider and approve the proposals.

#### 1.0 Background

1.1 This report seeks approval for the scheme.

1.2 The Pensby Children's Centre is to be located at Pensby Park Primary School and will require the following works:

- Alteration & Refurbishment of part of the existing area to form Children's Centre.
- Facilities comprise a secure entrance and reception with office, multi-function room, healthcare, kitchen and WC's with baby change.
- Provision of new boilers and hot water supplies.

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

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

#### 2.0 Financial Implications

2.1 Estimated costs

	£
Building Costs-- including equipment.	90,000.00
Provision of new boilers & hot water supplies.	45,000.00
Design fees including Planning Supervisor, Clerk of Works and other charges (i.e. Planning and Building Regulation fee)	17, 550.00

**Total                    £            152,550.00**

The scheme will be funded from the following sources :

Sure Start Capital Funding	£152,550.00
<b>Total</b>	<b>£152,550.00</b>

2.2 All estimated costs are for the first quarter 2008

2.3 It is anticipated that there will be no increase in fuel revenue costs at the school as a result of the scheme and the new boiler and hot water calorifier will be more efficient than the existing systems. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.

### **3.0 Staffing Implications**

3.1 It is anticipated that the scheme will go out as a single stage selective competitive tender during November 2007 and the selected contractor will commence work on site in January 2008 with completion by May 2008.

3.2 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

3.3 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of Planning Supervisor.

### **4.0 Equal Opportunities Implications**

4.1 There are no 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.

### **5.0 Community Safety Implications**

5.1 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.

### **6.0 Local Agenda 21 Implications**

6.1 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.

6.2 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.

6.3 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

## **7.0 Planning Implications**

7.1 Building regulations approval will be required for this project.

## **8.0 Anti Poverty Implications**

8.1 The scheme will provide new facilities as part 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

## **9.0 Social Inclusion Implications**

9.1 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 positive outcomes for children

## **10.0 Local Member Support Implications**

10.1 The Pensby Park Primary School is in the Pensby Ward,

## **RECOMMENDATIONS**

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

**Howard Cooper**  
**Director of Children's Services**  
EGS/GM/C17917  
24/09/07