

WIRRAL COUNCIL

CABINET 5th NOVEMBER 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

CHILDREN'S CENTRE SCHEME AT GREASBY LIBRARY

SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes the work required to provide Children's Centre facilities in Greasby for families of under-fives by way of an extension to Greasby Library as part of Phase 3 of the Programme of Children's Centre Development. Phase 3 is intended to provide facilities for those areas not covered under Phases 1 and 2.

Cabinet is asked to consider and approve the proposals.

1.0 BACKGROUND

- 1.1 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. This scheme forms part of the 6 planned Capital Projects in Phase 3 rolling out services across Wirral. This development will extend the reach of Phase 1 and 2 centres already delivering services thereby ensuring that every family has access to local provision. These schemes will be funded from the Sure Start Children's Centre Capital Funding.
- 1.2 Various potential sites were considered within the Greasby area, and it was considered that the Greasby Library site was the most appropriate for this provision in that:
 1. The central location is easily accessible by foot, by car, and by public transport, and is convenient for users of nearby facilities,
 2. The co-location with the Library, Community Centre and Medical Centre allows for the most flexible collaboration between different agencies promoting the welfare of children and young people within Greasby, and
 3. The scheme allows for sharing both accommodation and staffing resources at the Library for the mutual benefit of both services.
- 1.3 Greasby Library was constructed as a detached purpose-built Library in 1986 within an area of open landscaping which includes several mature trees. The proposals require the removal of one semi-mature tree, which shall be replaced by the planting of a new tree nearby.
- 1.4 The proposal is that the Children's Centre is attached to the existing Library building, with the principal public entrance to the Children's Centre from within the Library, but allowing for a secondary entrance for access outside Library hours. The Library already has a level access with automatic doors, and an accessible wc, suitable for users of the Children's Centre.

- 1.5 The proposed extension results in the loss of three full-height windows on the south side of the Children's Library, and the scheme therefore includes two new full-height windows on the west wall by way of compensation.
- 1.6 Economies will be achieved by the joint use of staff facilities and toilet accommodation.
- 1.7 The proposed accommodation shall include:
1. Alterations to the existing Library counter to allow for Children's Centre staffing of one station,
 2. Automatic entrance doors from within the Library
 3. Reception Office with security Lobby,
 4. Interview/ Counselling Room,
 5. Family WC,
 6. Multi-Function Activity Room with servery from the Kitchen, under 5s toilets, and external play area,
 7. Parent /Training Room with access to Library and Multi-Purpose Room,
 8. Refreshments Room/Training Kitchen, serving both the Multi-Function Room and Training Room,
 9. Cleaner's cupboard and store.
- 1.8 It is proposed that the Children's Centre be fitted with its own heating and hot-water system, and all services will be sub-metered from the existing Library services. The Energy Conservation Unit within the Department of Technical Services will closely monitor service costs.
- 1.9 The building 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.
- 1.10 By the careful management of the works, it is anticipated that the Library shall be able to remain open to the public throughout the building works.

2.0 Financial Implications

2.1 Estimated costs

	£
Building Costs-- including finishes, furniture, equipment & I.T. costs	226,975.00
Design fees including Health & Safety Co-ordinator, Clerk of Works and other charges (i.e. Planning and Building Regulation fee)	22,697.50
Total	£ 249,672.50

2.2 The scheme will be funded through a Sure Start Early Years & Childcare Grant from the Year 2 2009/ 2010 programme.

Total	£ 249,672.50
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- 2.3 All estimated costs are for the commencement of building works in the first quarter of 2010.
- 2.4 It is anticipated that the scheme will go out as a single stage selective competitive tender in December 2009 and the selected contractor will commence work on site in February 2010 with completion by May 2010. The Defects Liability Period shall be restricted to nine months to allow for the issue of the Making Good Defects Certificate, release of retentions, and the settlement of the Final Account by the end of March 2011.

3.0 Staffing Implications

- 3.1 Architectural, Mechanical/Electrical Engineering, Structural Engineering, Quantity Surveying and Project Management Services for this Children's Centre will be provided by the Department of Technical Services. Further professional services may be provided by consultants from the Framework Agreement lists if required, subject to workload within the department.
- 3.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.
- 3.3 It is not anticipated that there will be any staffing implications in the management of the Library resulting from this report.
- 3.4 Staffing of the Children's Centre will be largely by existing staff, including the Centre Manager and peripatetic case workers, but the full-time equivalent of a single Centre Administrative officer shall be required.

4.0 Equal Opportunities Implications

- 4.1 The Council's Access Officer shall be fully consulted on the proposals.
- 4.2 The facilities being provided by the scheme outlined in this report have taken fully into consideration the access needs of people with disabilities, special needs and the elderly.
- 4.3 Controlled access will be provided for children and adults with disabilities to all areas of the Children's Centre. The new centre will also comply with current recommendations on design for the deaf and partially sighted.
- 4.4 An accessible WC shall be available within the Library for users and staff of both the Children's Centre and the Library. The proposed Family WC within the Children's Centre shall provide uni-sex baby-change and toddler-toileting facilities for users of both the Children's Centre and the Library.
- 4.5 There are no implications in this report specifically for women, ethnic minorities or the elderly.

5.0 Community Safety Implications

- 5.1 The design of this project takes into account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.

- 5.2 The Medical Centre currently operates a CCTV system that includes surveillance of the front of the Library. This shall be retained.
- 5.3 The existing fully-automatic Fire Alarm System within the Library shall be extended to include the Children's Centre.
- 5.4 The scheme shall include electronic controls on appropriate inner doors to restrict unauthorised personnel from proceeding beyond the reception lobbies.

6.0 Local Agenda 21 Implications

- 6.1 Thermal insulation provided on this project will meet the standards and guidelines recommended by the DCFS in the school premises regulations 1996 and part L2 of the Building Regulations 2000 as implemented in April 2002. The design shall also follow the DETR/DCFS guidelines of "Energy efficient design of new buildings and extensions for schools and colleges."
- 6.2 Low energy electrical fittings, heating controls and water saving devices will all be used to help reduce the consumption of natural resources.
- 6.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 6.4 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 The site is in a Primarily Residential Area in the Council's Unitary Development Plan. The proposed use is subject to Policy HS15 of the UDP and is in principle appropriate. The proposal is also in conformity with Policy L1 of the Regional Spatial Strategy to 2021 (North West of England Plan). Planning permission will be required for this project.
- 7.2 Building regulations approval will also be required for this project.

8.0 Anti Poverty Implications

- 8.1 There are no specific anti poverty implications within this report.

9.0 Social Inclusion Implications

- 9.1 The scheme will provide new and improved facilities to enhance Phase 1 and 2 programmes of Children's Centres providing a range of accessible services for children and families across Wirral.

10.0 Local Member Support Implications

- 10.1 The proposed scheme is in the Greasby, Frankby and Irby Ward.

11.0 Background Papers

11.1 The information used in the preparation of this report includes the Children and Young Peoples Department's bidding documents, the Architect's file and the Quantity Surveyors working papers.

12.0 Recommendations

12.1 That the Scheme and Estimate, as presented, be accepted.

12.2 That the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

12.2 That the Director of Technical Services be authorised to seek tenders for the project.

12.3 That the Director of Children's Services use his delegated powers to accept the lowest bone-fide tender and report his acceptance of the tender to Cabinet in due course in accordance with the Council's Procurement Policy.

HOWARD COOPER
Director of Children's Services