

WIRRAL COUNCIL

CABINET – 26th NOVEMBER, 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

REPLACEMENT PVI PRE-SCHOOL UNIT AT IRBY PRIMARY SCHOOL

SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

DCSF announced additional Early Years Capital Funding for the period April 2009 to March 2011, the grant is intended but not exclusively to support capital investment in the private, voluntary and independent (PVI) sector. This report describes the scheme to replace a poor quality Pre-School Unit located at Irby Primary School with a new modular built unit. This report sets out the costs and scope of the scheme. Cabinet is asked to consider and approve the proposal.

1.0 Background

- 1.1 The DCSF Early Years Capital Grant has three aims:
- (i) to improve the quality of the learning environment in early years settings;
 - (ii) to ensure all children, including those with disabilities are able to access provision and,
 - (iii) to enable PVI providers to deliver the extension of the free offer for 3 and 4 year olds and to do so flexibly.
- The DCSF expectation is that the majority of the capital grant is used to improve the quality of the environment in PVI settings, both to support higher quality experiences for young children and ensure that all children can access services. This scheme also contributes to the LA meeting its targets for Early Years Provision.
- 1.2 The proposed scheme is to replace the existing life-expired mobile accommodation currently used by a private pre-school facility located within the grounds of Irby Primary School and to provide a new modular-built pre-school unit. The scheme was identified in the Children's Services DCSF Quality and Access For All Young Children – Early Years Capital Grant Approved by Cabinet on 28th May 2009 contained within the departments Capital Funding Programme for 2009/10, minute 18 refers.
- 1.3 This proposal would replace the old mobile accommodation with a new brick clad modular build unit, specified for Early Years use, which is a more cost efficient structure than traditional build and could be easily adapted should the need for provision change in the future.
- 1.4 The scheme will comprise the construction of a new single storey detached building to accommodate a multi-function pre-school room, staff room, office, kitchen, store and associated toilets.

- 1.5 The work will include all necessary finishes, fitted furniture, heating, lighting, power and necessary extensions to the fire and intruder alarms. The scheme also includes for the provision of new mains electric, gas and water services.
- 1.6 The scheme also includes work to enhance security and segregation by installing external fencing to separate access from the school to the pre-school unit and some landscaping works to the external play area, and adjustments to the school paths and side access.
- 1.7 The new building will be located next to the existing unit, which will be demolished upon completion of the new build and is adjacent to the existing school building, separated by a secure thoroughfare. The scale and style of architecture and the materials used will be complimentary to the existing building. The existing pre-school will then relocate into the new unit prior to the demolition of the existing mobile building. The area of the existing unit will be reclaimed as play area for the pre-school using various materials conducive to outside/soft play in accordance to pre-school guidelines.
- 1.8 The new building will be designed to be efficient and economic to operate and maintain. It is intended that the building will use, as far as is economically possible, ecologically responsible materials in accordance with DCSF recommendations and guidance.

2.0 Financial Implications

- 2.1 It is anticipated that there will be a saving in fuel revenue costs to the School as a result of this scheme as the new building unit will be metered separately and incorporate considerably more energy efficient than the old mobile that it replaces. The pre-school will be directly responsible for these energy costs. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.
- 2.2 It is proposed that the scheme will be procured as a single stage selective competitive tender during November 2009 and the selected contractor will commence work on site in January 2010 with completion by May 2010. It is intended that the removal of the existing mobile will take place after construction of the new unit during the May 2010 Whit half-term holidays to minimise the impact on the pre-school and the primary school.
- 2.3 The Estimate for this work is set out below. All costs are at third quarter 2009.

Demolition of Existing Mobile	£ 7,500.00
Building costs	£201,384.00
Groundworks	£ 17,750.00
External Works	£ 25,000.00
New Electric, Gas & Water Supplies	£ 15,500 00
Fixtures, Fittings & Equipment	£ 10,500.00
Sub Total	£277,634.00

Departmental Charges including:	
Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	£ 22,210.00
TOTAL	£299,844.00

The scheme will be funded from the following:-

DCSF Early Years PVI Quality & Access capital Grant 2008 / 11	
£300,000.00	
TOTAL	£300,000.00

- 2.4 The pre-school provider will be charged an amount which reflects its income and business status for which a lease agreement will be drawn up by the council's Head of Asset Management.

3.0 Staffing Implications

- 3.1 The Department of Technical Services will provide all Professional Services.
- 3.2 The Director of Technical Services in accordance with the Construction (Design and Management) Regulations will carry out the role of CDM Coordinator.

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 Access will be provided for children and adults with disabilities to all areas of the pre-school. The new pre-school will also comply with current recommendations on design for sensory impairment. Disabled persons WC accommodation will be provided as part of the scheme.
- 4.4 There are no implications in this report for equal opportunities, including women, ethnic minorities or the elderly.

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.

- 5.2 The scheme shall include inner security door so that only authorised access via the reception staff may proceed beyond the entrance lobby.

6.0 Local Agenda 21 Implications

- 6.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the DETR / DCSF guidelines for “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 as far as possible 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 Planning and Building Control approval will 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 as one of the PVI pre-school Programme Centres for the communities identified in the Borough.

10.0 Local Member Support Implications

- 10.1 The Irby Primary School is in the Greasby Frankby & Irby Ward.

11.0 Background Papers

- 11.1 The information used in the preparation of this report is held by the Children and Young Peoples Department. A report of the Director of Children’s Services was taken to Cabinet on 16 October 2008 which refers to the PVI allocation and scope of the grant. The scheme also forms part of the CYPD Capital programme 09/10, which was approved on 28th May 2009. No other background papers have been used in the preparation of this report with the exception of the Architect’s file C18662 and the Quantity Surveyor’s working papers.

12.0 Recommendations

That

- (1) the Scheme and Estimate, as presented, be accepted;
- (2) the Director of Technical Services be authorised to procure the project as a single stage selective competitive tender;
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

HOWARD COOPER
Director of Children's Services