

## **WIRRAL COUNCIL**

**CABINET – 4<sup>th</sup> FEBRUARY 2010**

### **REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES**

#### **REPLACEMENT PVI PRE-SCHOOL UNIT AT STANTON ROAD 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 Stanton Road Primary School with a new modular build 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.

### **2.0 PROPOSALS**

2.1 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 Stanton Road Primary School, by providing a new modular-build pre-school unit. The scheme was identified in the Children's Services DCSF Quality and Access for all Young Children – Early Years Capital Grant and was approved by Cabinet on 28<sup>th</sup> May 2009 and is contained within the Departmental Capital Programme for 2009/10, minute 18 refers.

2.2 This proposal would replace the old mobile accommodation with a new brick clad modular build unit, specified for Early Years use. This is a more cost efficient structure than traditional build and could be easily adapted should the need for provision change in the future.

2.3 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.

- 2.4 The work will include all necessary finishes, fitted furniture, heating, lighting, power and necessary extensions to the fire and intruder alarms. The Fire and intruder alarms will be linked to the school alarm system. The scheme includes for the provision of new mains electric, gas and water services.
- 2.5 The scheme includes work to enhance security and segregation by installing external fencing to separate access from the school to the pre-school unit. Some landscaping works will be undertaken to the existing school nature area, which will enable the required external play area to be developed for the pre-school.
- 2.6 The new building will be located to the east elevation of the school adjacent to the existing nature/landscaped area. The existing pre-school unit will be demolished upon completion of the new modular build and the ground made good. The scale and style of architecture and the materials used will be complimentary to the existing school design.
- 2.7 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.

### 3.0 FINANCIAL IMPLICATIONS

- 3.1 It is anticipated that there will be a saving in fuel revenue costs at the pre-school as a result of this scheme as the new building unit will be considerably more energy efficient than the old mobile that it replaces. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.
- 3.2 It is proposed that the scheme will be procured as a single stage selective competitive tender during February 2010 and the selected contractor will commence work on site in April 2010 with completion by August 2010. It is intended that the removal of the existing mobile unit will take place after construction of the new modular build.
- 3.3 The Estimate for this work is set out below. All costs are at the first quarter of 2010.

Demolition of Existing Mobile	£ 7,500.00	
Building costs	£201,384.00	
Groundworks	£ 17,750.00	
External Works	£ 45,000.00	
New Electric, Gas & Water Supplies	£ 15,500 00	
Fixtures, Fittings & Equipment	<u>£ 10,500.00</u>	£297,634.00
Departmental Charges including:		
Professional Fees		
Clerk of Works Salary		
CDM Coordinator		
Planning and building regulation fees	<u>£32,740.00</u>	<u>£ 32,740.00</u>
<b>TOTAL</b>		<b>£330,374.00</b>

- 3.4 The scheme is within the Children's Services Capital programme for 2009/10 and will be funded from the DCSF Early Years PVI Quality & Access Capital Grant 2008 /11

£330,374.00

**TOTAL**

**£330,374.00**

## **4.0 STAFFING IMPLICATIONS**

- 4.1 The Professional Services for the scheme will be provided by staff within the Technical Services Department.
- 4.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.

## **5.0 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The Council's Access Officer shall be fully consulted on the proposals.
- 5.2 Access will be provided for children and adults with disabilities to all areas of this building. The new building will also comply with current recommendations on design for sensory impairment.
- 5.3 An accessible WC shall be available within the nursery's lobby for users and staff as well as visitors.
- 5.4 There are no implications in this report specifically for women, ethnic minorities or the elderly.

## **6.0 COMMUNITY SAFETY IMPLICATIONS**

- 6.1 The design of this scheme will take account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.
- 6.2 The scheme shall include electronic controls on appropriate inner doors to restrict unauthorised personnel from proceeding beyond the reception lobby.

## **7.0 LOCAL AGENDA 21 IMPLICATIONS**

- 7.1 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."
- 7.2 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.
- 7.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 7.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

## **8.0 PLANNING IMPLICATIONS**

- 8.1 Planning and Building Control approval will be required for this project.

## **9.0 ANTI POVERTY IMPLICATIONS**

9.1 There are no specific anti poverty implications within this report.

## **10.0 SOCIAL INCLUSION IMPLICATIONS**

10.1 The scheme will assist in providing an integrated approach to children's education, which is recognised as being a key factor in determining positive educational outcomes for all children.

## **11.0 LOCAL MEMBER SUPPORT IMPLICATIONS**

11.1 The Stanton Road Primary School is in the Bebington ward.

## **12.0 BACKGROUND PAPERS**

12.1 The information used in the preparation of this report is held by the Children and Young People's Department. A report of the Director of Children's Services was taken to Cabinet on the 16<sup>th</sup> October 2008, which refers to the PVI allocation and scope of the grant. The scheme also forms part of the CYPD Capital Programme 2009/10, which was approved on the 28<sup>th</sup> May 2009.

## **13.0 RECOMMENDATIONS**

That:

13.1 The Scheme and Estimate, as presented, be accepted,

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

13.3 The Director of Technical Services be authorised to seek tenders for the project.

13.4 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**