

WIRRAL COUNCIL

CABINET – 05 FEBRUARY 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

**REPLACEMENT PRIVATE AND VOLUNTARY INITIATIVE (PVI) NURSERY  
AT BRACKENWOOD INFANTS SCHOOL - SCHEME AND ESTIMATE  
REPORT**

---

**EXECUTIVE SUMMARY**

This report describes the work required to provide a replacement detached system-built PVI (Private and Voluntary initiative) Nursery Unit at Brackenwood Infants School, and sets out the costs of the scheme. Cabinet is asked to consider and approve the proposal.

**1.0 Background**

- 1.1 The proposed scheme is to replace the existing ageing mobile accommodation currently used by the nursery and to provide a new system-built nursery unit. The scheme is included in the Children's Services DCSF Quality and Access For All Young Children – Early Years Capital Grant Approved by Cabinet on 16 October 2008 to which minute 220 refers.

**2.0 Proposals**

- 2.1 This proposal would replace the old mobile with new brick clad modular built units, specified for Early Years use, which could be easily adapted should the need for provision change in the future.
- 2.2 The scheme will comprise the construction of a new single storey detached building to accommodate a multi-function nursery room, staff room, office, kitchen, store and associated toilets.
- 2.3 The scale and style of architecture and the materials used will be complimentary to the existing building.
- 2.4 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.
- 2.5 The scheme also includes for external fencing to separate access from the school to the nursery and some landscaping works to the external play area, and adjustments to the school paths and side access.
- 2.6 The new building will be in approximately the same location as the existing unit, which will necessitate the demolition of the existing

building prior to starting on site. The nursery will relocate to temporary accommodation off site prior to the demolition. The new accommodation will be designed to current OFSTED and Sure Start recommendations for childcare.

- 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 school as a result of this scheme as the new building 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 March 2009 and the selected contractor will commence work on site in May 2009 with completion by September 2009. It is intended that the removal of the existing mobile will take place prior to construction of the new unit during the 2009 Whit half-term holidays to minimise the impact on the nursery and the school.

- 3.3 The Estimate for this work is set out below. All costs are at third quarter 2008.

Demolition of Existing Mobile	£ 7,500.00
Building costs	£191,384.00
Groundworks	£ 17,750.00
External Works	£ 25,000.00
New Electric, Gas & Water Supplies	£ 25,500 00
Fixtures, Fittings & Equipment	£ 10,500.00

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 capital Grant 2008 / 11	£300,000.00
--	-------------

**TOTAL £300,000.00**

#### **4.0 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 will carry 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 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.
- 5.3 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. Disabled persons WC accommodation will be provided.
- 5.4 There are no implications in this report for equal opportunities, including women, ethnic minorities or the elderly.

#### **6.0 Community Safety Implications**

- 6.1 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.
- 6.2 The scheme shall include inner security door so that only authorised access via the reception staff may proceed beyond the entrance 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 Human Rights Implications**

9.1 There are no specific human rights implications within this report.

## **10.0 Anti Poverty Implications**

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

## **11.0 Social Inclusion Implications**

11.1 The scheme will provide new and improved facilities as one of the PVI Nursery programme Centres for the communities identified in the Borough

## **12.0 Local Member Support Implications**

12.1 The Brackenwood Infants School is in the Bebington Ward.

## **13.0 Background Papers**

13.1 The information used in the preparation of this report was obtained in consultation with the Children and Young Peoples 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 Architects file C18512 and the Quantity Surveyors working papers.

## **14.0 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.