

WIRRAL COUNCIL

CABINET – 28 MAY 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

ALTERATIONS AND IMPROVEMENTS TO FACILITIES AT THE OAKLANDS CENTRE, LLANRWST

SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes the additional improvement and alterations works proposed at the Oaklands Centre and sets out the costs of the scheme. Cabinet is asked to consider and approve the proposal.

1.0 Background

- 1.1 The Oaklands Centre was purchased by the Wirral Council in 1983 and is now a well-established outdoor centre administered by the Children's and Young Peoples Department. It is located on the Capel Garmon Road three miles south of Llanrwst.
- 1.2 The facility provides overnight accommodation and is used as a base from which group activity, both physical and educational, is undertaken on an organised basis under formal instruction.
- 1.3 The proposed scheme is part of the ongoing programme to improve, refurbish and upgrade the centre to provide modern facilities to continue to build on the centre's success.
- 1.4 The scheme is included in the Children's Services Capital Programme 2008 / 09 Approved by Cabinet on 22 May 2008, (Minute 18 refers) and the Council's Capital Programme & Financing 2009 / 12 Approved by Cabinet on 15 December 2008 (Minute 296 refers).

2.0 Proposals

- 2.1 The large house forming the bulk of the present Centre's accommodation was originally part of an estate set out in the 19th century. The property was used as a youth hostel prior to its purchase in 1983 and a number of extensions including a lottery funded extension have since been built to provide additional teaching, washroom and wheelchair accessible facilities.

- 2.2.1 The Centre has recently celebrated its 25th anniversary of ownership by Wirral. The Centre is well used and the works proposed in this report are intended to build upon previous investments. The proposed works will provide:
- Improved accommodation for visitors in the form of an additional en suite bedroom and the upgrading of existing bedrooms to provide en suite facilities.
 - Improved facilities within the existing house and annexe to include a full electrical rewire, upgrading of the heating system to include the replacement of all-existing radiators, convector heaters and associated pipework and window replacements to the house.
 - The work will include complete redecoration and floor finishes, fitted furniture, reconnections to the main power, lighting, and heating systems within the recently built extension, and extensions / alterations to the existing fire and intruder alarm systems.
- 2.3 The scale and style of all the modernisation works will be sympathetic to the existing architecture and the materials used will be complimentary to the existing buildings.
- 2.4 The scheme includes for the provision of a new 3 phase mains electric supply due to existing single phase electric supply having reached its loading capacity. This supply will also serve the neighbouring farm, in return for which the farm owner is willing to allow the utility company access to his land in order to install the supply to the Centre. Neither the utility company of the council have automatic right of access. The Centre is currently operating at the full capacity of the existing supply.
- 2.5 The scheme also includes additional health and safety works to the existing vehicular bridge located along the driveway to the centre, which is to be upgraded to provide a safe walkway across and widened for safer vehicular access.
- 2.6 As part of the health and safety works it is proposed that the existing narrow access road immediately either side of the bridge is widened and resurfaced. The driveway immediately to the front of the recently completed annexe will also be resurfaced with a passing place being located mid-way along the drive. This will enable safe access and egress to and from the site. In the event of surplus funds, additional safety improvement will be carried out to the main house – a priority being the relocation of the current basement laundry.
- 2.7 The new works 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 centre as a result of this scheme as the new fittings and equipment will be considerably more energy efficient than those that they replace.

3.2 It is proposed that the scheme will be procured using as a single stage selective competitive tender. The selected contractor will commence work on site in July 2009 with completion by October 2009. It is intended that the centre will close for 6 weeks during the 2009 school summer holidays to undertake the electrical rewire and modernisation of the heating system and to minimise the impact on the loss of income to the centre.

3.3 The Estimate for this work is set out below. All costs are at third quarter 2009.

- Improvements, decoration and finishes
Including site works and drainage £304,344.00
- Bridge and other safety works £217,391.00

Sub-total £521,735.00

Departmental charges including professional fees,
Clerk of Works and CDM Co-ordinator costs,
planning and building regulation charges £ 78,260.00

TOTAL £599,995.00

The scheme will be funded from the following:-

CYPD Capital Programme 2008 / 09 £350,000.00
Capital Programme & Financing 2009 / 12 £250,000.00

TOTAL £600,000.00

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 is already being provided for children and adults with disabilities to ground floor areas of the Centre, and were practical the centre will also comply with current recommendations on design for the deaf and partially sighted.
- 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.

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 permission is required for this project. Initial discussions and a submission has been made to the Snowdonia National Park Planning Board.

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 for visitors and staff providing modern facilities and accessibility were practical.

12.0 Local Member Support Implications

12.1 As the scheme is out of the Borough there are no local member implications

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. No other background papers have been used in the preparation of this report with the exception of the Architect's file C18390 and the Quantity Surveyor's 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.

Howard Cooper
Director of Children's Services