

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member Children's Services
Date:	12 July 2018
Title:	Swanwick Lodge Secure Children's Home
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

- 1.1 That the Executive Lead Member for Children's Services gives approval to the project proposals for the refurbishment and improvements of Swanwick Lodge Secure Children's Home in Sarisbury Green at an overall project cost of £3,250,000

2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the refurbishment and improvements of Swanwick Lodge Secure Children's Home in Sarisbury Green to meet new standards and as part of the ongoing maintenance and upgrading of the property.
- 2.2 The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project, including associated external works.
- 2.3 A successful bid to the Department for Education was made to fund the majority of the works to the building. In parallel, it is proposed to undertake additional maintenance and improvement works from County Council resources while there is a contractor on site.

3. Scope of Work

- 3.1 The proposed project is for the refurbishment and improvement works to the secure children's home.
- 3.2 Due to the secure nature of the site, the floor plan indicating the work is attached in Appendix D (confidential).

4. Contextual Information

- 4.1. Swanwick Lodge is a 16 bed secure unit with associated facilities to support education and care of the young people and necessary staff facilities.
- 4.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 9 May 2018 and this report outlines the available budget from within which the project must be designed and delivered.

5. Finance

5.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	3,096	3,096
Fees	154	154
	3,250*	3,250*

The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

5.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	343	57	400
2. From Other Resources			
a) DfE Grant	2,752	98	2,850
Total	3,096	154	3,250

a) Building Cost:

Net Cost = N/A as all works are refurbishment to the existing premises
 Gross Cost = £2,314per m²
 Cost Per Pupil Place = N/A

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £60,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

5.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Revenue	0	0	0	179	179
Implications Additional + / Reductions					

6. Details of site and existing Infrastructure

- 6.1. Swanwick Lodge is located off Glen Road, Sarisbury Green.
- 6.2. Swanwick Lodge Secure Children's Home was constructed to meet the needs of young people who need a secure environment. The home has regularly required upgrading and refurbishment to accommodate both the needs of the young people and the age of the buildings and services.
- 6.3. The existing mains services and drainage infrastructure at the site is sufficient to accommodate the project proposals.

7. Scope of the Project

- 7.1. The refurbishment and improvement to Swanwick Lodge will include:
 - Extensive replacement of doors, frames and locks to improve security.
 - Replacement and expansion of the homes access control system
 - Installation of media centre and young persons telephone system in the 16 no bedrooms.
 - Replacement of all externally facing windows and courtyard facing bedroom windows.
 - Upgrade lighting to more efficient and low energy fittings.
- 7.2. It is anticipated that works will commence on site during autumn 2018 and complete during winter 2019. The works will be carried out in phases to enable the Home to continue to operate with a number of occupied beds in a managed arrangement.

8. Planning

- 8.1. A planning application is not required for this project.

9. Building Management

- 9.1. The nature of the works required necessitates a reduction in bed numbers for the duration of the refurbishment works. It has been agreed to reduce the number of beds to a minimum of 8 beds at any one time.
- 9.2. There is an impact on revenue income for the duration of the works onsite because of the temporary bed reductions which has been established and agreed to ensure that the impact is kept to a minimum while safeguarding the young people who live in the home and the staff who care for them.

10. Professional Resources

Architectural	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services

11. Consultations

- 11.1. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix C:

Registered Manager
Children's Services
Local County Councillor
Fire Officer
Access Officer
Planning Department
DFE

12. Risk & Impact Issues

- 12.1. Please see Integral Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	Yes
People in Hampshire live safe, healthy and independent lives:	Yes
People in Hampshire enjoy a rich and diverse environment:	Yes
People in Hampshire enjoy being part of strong, inclusive communities:	Yes

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Children's Capital Programme		09/05/18
Direct links to specific legislation or Government Directives		
<u>Title</u>		<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

RISK & COMBINED IMPACT ASSESSMENT:

1. Equality Duty

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

EIA Equality Statement

1.2 <http://www3.hants.gov.uk/rh-equalities>.

2. Crime Prevention Issues:

2.1 The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

3.1 Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.

3.2 With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.

- 3.3 The proposals will meet the requirements of the Building Regulations Fire, including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.
- 3.4 The project proposals include the following fire safety and enhanced features:
- Finishes specified as fire resistant.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

2. Health and Safety

- 4.1 Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations for the proposed scheme.

3. Climate Change:

- 5.1 The project will incorporate the following sustainability features:

A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.

High performance double glazed doors and windows to improve the thermal performance of the building.

Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.

Provision of good levels of day lighting to all areas to reduce the need for artificial lighting and energy use.

The use of timber from sustainable sources.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Sean Woodward	Local Member for Fareham Sarisbury	26/06/18	The Local Member was consulted and no response was received prior to despatch of the final papers.