

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member Children's Services
Date:	12 September 2018
Title:	Early Years Provision – New Milton
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Recommendations

- 1.1. That the Executive Member for Children's Services gives approval to the project proposals for the provision of a new 60 place nursery in New Milton at an estimated total cost of £554,000.
- 1.2. That the Executive Member for Children's Services gives approval to spend and enter into the necessary contractual arrangements to implement the project, including associated external works.

2. Executive Summary

- 1.1 This report seeks approval to the project proposals for the construction of new nursery provision in New Milton at an estimated total cost of £554,000.
- 1.2 The purpose of this paper is also to obtain approval to spend and enter into the necessary contractual arrangements to implement the project, including associated external works.

3. Scope of Work

- 2.1 It is proposed to construct a new nursery to accommodate 60 places which will meet a need in that area.

4. Contextual Information

- 4.1. This project is required to provide 60 additional nursery early years places arising in response to increased housing development and population changes in the local area.

- 4.2. The funding of the project was approved at the Executive Lead Member for Children's Services Decision Day on 19 June 2017 and this report outlines the available budget from within which the project must be designed and delivered.
- 4.3. Upon completion of the building project, the new nursery building and site will be leased to the YMCA who will run the new early years provision.

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	505	505
Fees	49	49
	554	554

5.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	126	12	138
2. From Other Resources			
a) DfE Grant	379	37	416
Total	505	49	554

The majority of funding for this project has been secured as grant directly from the DfE.

b) Building Cost:

Net Cost = £2,121 per sqm
 Gross Cost = £2,329 per sqm
 Cost Per Pupil Place = £9,240

c) *Furniture & Equipment:*

The loose furniture, fittings and IT equipment does not form part of this project and will be funded separately. No financial allocation for furniture and equipment has been made within the project funding. The additional furniture and equipment will be funded by the service provider, the YMCA.

- c) The proposed early years provision will be a new independent facility. On completion the unit will be leased to the YMCA who will pay rent for the unit and will provide the required service.

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 Implications Additional + / Reductions	n/a	n/a	n/a	n/a	n/a

6. Details of site and existing Infrastructure

- 6.1 The proposed early years provision will be located on the corner of the existing New Milton Junior School Site.
- 6.2 It is proposed that new access, mains services and drainage infrastructure will be installed as part of the project and the new nursery site will be fenced and separated from the existing school.

7. Scope of the Project

The project will include the provision of a building and all associated play areas to accommodate 48 children aged 2 to 4 and 12 children/babies under the age of 2.

This will include;

- Internal supervised play spaces
- Quiet room
- A separate baby room with an adjacent sleeping area
- Toilets
- Kitchen
- Administration office, and staff area.

- 7.2 Externally, the site will be fully fenced and secured, with paths to provide access to and around the building, and hard and soft play surface areas for the children.
- 7.1. In order to meet the conditions of grant and the delivery date required by the Department of Education the works will be procured by direct negotiation with a contractor from the Southern Modular Building Framework. This will ensure best value while maintaining a key criteria of the condition of grant.
- 7.2. It is anticipated that works will commence on site during Autumn 2018 and complete during Winter 2018

8. The Proposed Building

- 8.1. The proposed building will be of modular off-site construction. It will be single storey, with rendered external wall finish, aluminium powder coated windows and doors and a profiled metal pitched roof construction.
- 8.2. It is proposed that the contractor will access the site from Old Milton Road. The contractor's access and working area will be separated from the existing school site and the contractor's compound will be located within this and adjacent to the proposed new building.
- 8.3. The school site will remain in use during the construction period and local management arrangements will be put in place to manage any health and safety impact for all users.

9. External Works

- 9.1. The external landscape proposals will include:
 - Access including paths and cycle storage
 - Fencing to secure perimeter of site
 - Hard and soft play areas
- 9.2. Parking for nursery staff will be provided on the existing school site and any pick up and drop off for the early years provision will be principally on Old Milton Road.

10. Planning

- 10.1. A planning application has been submitted and was approved in June 2017.

11. Building Management

- 11.1. Once completed, the YMCA will provide the required service. They will lease the building and site from the County Council and will put in place all necessary local management arrangements.

12. Professional Resources

Lead Officer and	
Principal Designer	- Culture, Communities & Business Services
Landscape	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services

13. Consultations

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

- Headteacher at the adjacent school (Milton Cross Junior School).
- School Governors from the adjacent school
- Children's Services
- Local County Councillor
- Executive Lead Member for Children's Services
- Local Residents
- Fire Officer
- Access Officer
- Planning Department

14. Risk & Impact Issues

14.1. Please see 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 Services Capital Programme Board		19 June 2017
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.)

DocumentLocation

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.

1.2 [Equality Impact Assessment](#)

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 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. This being a single storey building with multiple exits.

3.2 The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), 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.

3.3 The project proposals include the following fire safety and enhanced features:

Additional automatic fire protection, with full (24/7) remote monitoring.

External finishes specified as fire resistant.

Reduced fire compartment sizes.

The site is secured by 1.8 meter high fencing with appropriate gates. Bin storage is on the New Milton Junior School site.

4. 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.

5. Climate Change:

5.1 The project will incorporate the following sustainability features:

A highly insulated building envelope for the extension including high performance windows, doors and roof lights to reduce energy consumption.

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.

External lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.

Low water-consumption sanitary installations.

FEEDBACK FROM CONSULTEES:**OTHER FORMAL CONSULTEES:**

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Mel Kendal	Local Member for New Milton	20/08/18	The Local Member was consulted and no response was received prior to despatch of the papers.