

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	12 July 2022
<b>Title:</b>	Hayter House, Hayter Gardens, Romsey
<b>Report From:</b>	Director of Culture, Communities and Business Services

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### Purpose of this Report

1. The purpose of this report is to seek spend approval to convert Hayter House, Romsey into a new Children's Home for children between the ages of 12-17 years.

### Recommendations

2. That the Executive Lead Member for Children's Services grants spend approval to the project proposals for Hayter House at the total cost of £1,200,000.

### Executive Summary

3. The proposals are for the conversion of Hayter House in Romsey to provide three self-contained flats, day and night-time accommodation for support staff as well as shared space for the children including a family kitchen, dining and education room. The existing gardens will be made more secure and parking will be provided for 7 cars.
4. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 8 June 2022 with a budget of £1,200,000.

### Background

5. In partnership with the National Health Service (NHS) and the Children and Adolescent Mental Health Services (CAMHS) team, Hampshire County Council's (HCC's) Children's Services are continuing to invest in a capital programme to create new and up to date purpose-built Children's Homes. The proposals in this report confirm the scope of the latest project in the programme.

6. These proposals for the creation of a Children's Home in Romsey answer the need identified within Hampshire for the provision of self-contained accommodation to support children on their journey towards independent living.
7. Built around 1870, Hayter House in Romsey was formerly an Infirmary serving the nearby Workhouse. It is now owned by HCC and has more recently been used as an Adults Day Centre and a Registry Office. Hayter House is currently vacant and is considered to be an appropriate location for a Children's Home.
8. The decision to retain and adapt Hayter House was key in securing significant capital grant funding contribution from the Department of Education for the project and the proposed works.

## Finance

9. Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following table outline the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate		Capital Programme	
		£'000		£'000
Buildings		1,058		1,058
Fees		142		142
<b>Total</b>		<b>1,200</b>		<b>1,200</b>

10. Sources of Funding

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	355	58	413
2. From Other Resources			
a) DfE Grant	703	84	787
<b>Total</b>	<b>1,058</b>	<b>142</b>	<b>1,200</b>

- i. *Building Cost:* £1,058,000
- ii. *Furniture & Equipment:*  
Included in the above figures is an allocation of £89,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

## Details of Site and Existing Infrastructure

11. Hayter House is located within Hayter Gardens and the ward/electoral division of Romsey Abbey, Hampshire. There are private residential properties to the east, west and southern boundaries. An existing doctors' surgery is on the northern boundary to Hayter House.

12. Hayter House was built around 1870 and is made of traditional and robust construction, solid brick external walls with an interlocking clay tiled roof. It is proposed that the existing fabric is refurbished and repaired to ensure that the building's historic fabric is retained.
13. Hayter House is located within a well-established residential area. Site investigations and a habitat survey have been undertaken and initial indications show that there are no current concerns regarding the impact of the development on the site's biodiversity. Measures will be put in place to encourage nesting birds, bats and suitable native planting will be provided.
14. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

### **Scope of the Project**

15. The proposals provide:
  - 3 no. self-contained flats for children of 13-17 years age range
  - 2 no. offices / meeting space for staff
  - A sleeping room for staff
  - A 'family' kitchen/dining/education room
  - A laundry
  - A cleaners/linen store
  - A secure garden with controlled access
  - 7 no. car parking spaces with 2 no. electric vehicle charging points

### **The Building Proposals**

16. The proposals for the conversion of the existing building will comprise:
  - Homely, welcoming and safe residential accommodation and shared space suitable for 3 children and associated staff
  - External repairs and improvements to the existing building fabric
  - Internal refurbishment and alterations to improve thermal performance and environmental controls
  - Integration of energy saving measures to reduce running costs
17. The proposed works will also include new heating, mechanical and electrical services, water supply, drainage and a sprinkler system. All internal fixtures and fittings will be securely fixed and specified suitably for the intended use.

### **External Works Proposals**

18. The proposed external works comprise:
  - The existing garden to the south to be made more secure and enhanced in character

- A small area of parking to the west to be removed to provide a new and extended secure garden terrace serving the proposed family kitchen/dining room
- The use by the doctors' surgery of the existing car park to the rear of the building will cease and this area will be improved to provide 7 no. parking spaces, a refuse store and garden store
- 2 no Electric Vehicle charging points are to be incorporated into the proposals

## **Planning**

19. A Planning application was submitted in May 2022, with a decision is anticipated in July 2022.

## **Construction Management**

20. The works will be procured through the Minor Works Framework and are anticipated to commence on site during the Autumn of 2022 with the conversion completing in the Spring of 2023.
21. During the construction period the contractor will put in place local management arrangements for health and safety on site. Regular communication with local residents and neighbouring properties will be established to ensure that are informed and disruption to them is minimised.

## **Building Management**

22. New building management arrangements will be put in place and maintained.

## **Professional Resources**

- |                           |  |
|---------------------------|--|
| 23. Architecture –        | Culture, Communities & Business Services |
| Landscape –               | 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 |
| Drainage Engineering -    | Economy, Transport and Environment       |

## **Consultation and Equalities**

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

- Local residents
- Local Businesses
- Local County Councillor
- Fire Officer

- Access Officer
- HCC Planning Department
- Test Valley Borough Council Planning Department
- NHS and CAMHS
- Department for Education

25. A pre-planning consultation meeting was held on 28 March 2022 and this was followed up with a further meeting with local residents on 25 May 2022.

## **Risk & Impact Issues**

### **Fire Risk Assessment**

26. With respect to fire safety and property protection, a risk assessment of the proposals has been undertaken in line with the agreed Property Services procedures and has confirmed that the provision of sprinklers are required in this instance.
27. The proposals will meet the requirements of the Building Regulations, including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and with the County Council's policy to manage corporate risk.

### **Health and Safety**

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

### **Climate Change**

29. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a global average 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
30. The Adaptation Project Screening Tool identifies that in extreme circumstances, strong winds, storm events and heat waves arising from Climate Change in the future, could have the potential to affect the use of the building, but generally this scheme is considered to have low vulnerability to Climate Change.
31. The project will, however, incorporate the following features to reduce energy consumption and help to mitigate the impact of climate change:

- A highly insulated building envelope for the extension including high performance windows, doors and roof lights to reduce energy consumption
- Solar thermal panels on the roof to reduce the energy demand when heating water
- Energy efficient lighting and heating controls, as each light fitting will be daylight linked with absence detection to ensure the minimum energy is used
- Mechanical ventilation with heat recovery to main spaces with a night-time cooling strategy
- The use of timber from sustainable sources
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained

32. The project is important for meeting Hampshire County Councils' strategic priorities by contributing towards strong, resilient, and inclusive communities.

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	No
<b>People in Hampshire live safe, healthy and independent lives:</b>	Yes
<b>People in Hampshire enjoy a rich and diverse environment:</b>	No
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	Yes

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Title</u>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>	
<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	

## **EQUALITIES IMPACT ASSESSMENT:**

### **1. Equality Duty**

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation).
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it.
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

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

### **2. Equalities Impact Assessment:**

3. Please use link to see the [Equalities Impact Assessment:](#)



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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Roz Chadd, Executive Lead Member for Children's Services	Portfolio Holder		

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Mark Cooper	Local County Council Member for Romsey Town	14.03.22	In support