

Report Title: **Pembury House Children's Centre**

Report of: **Director of The Children's Service**

Introduction by Executive Member

Children's Centres are a key part of the council's new Children's Service and in three years will provide services for almost 15,000 children under five, as well as services to older children and the wider community. In line with Government guidelines that children's centres should serve communities in the most deprived wards, the first ten centres will be located in the areas of greatest need. Pembury House has been selected as a suitable site for one of these children's centres and I support this report in its recommendation, particularly given the new centre is to be funded entirely by external sources as outlined in paragraph six.

Wards(s) affected: **Tottenham Hale**

Report for: **Key Decision**

1. Purpose

1.1 To seek approval to award the contract for the extension to the nursery to provide Children's Centre facilities

2. Recommendations

2.1 That Members agree to award the contract for the above project to the contractor and for the price as specified in Appendix A as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph 6 of this report.

Report Authorised by: **Deputy Director of The Children's Service, Community & Resources**

Signed..... Date

Contact Officer: **Brendan Wells – Head of Property & Contracts**

Report Author: **Tracey Inston 020 8489 1962**

3. Local Government (Access to Information) Act 1985

3.1 List of background documents:

The following background documents were used in production of this report:

- JCT 1998 Intermediate Form of Building Contract.
- Rethinking Construction - Policy & Strategy Committee April 2002.
- Pembury House feasibility study produced by Greenhill Jenner November 2004.
- Tender report produced by Dunlop Haywards November 2005.

3.2 Appendix A of this report is **not for publication** as it contains exempt information under the following categories:

(viii) The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.

And/or

(ix) Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.

4. Background to project

- 4.1 Pembury House Children's Centre is a day nursery in Landsdowne Road, N15. The Centre currently offers a range of services on site including sessional nursery care, family support and outreach as well as community education programmes.
- 4.2 Pembury House has been selected as suitable for provision of a Children's Centre, part of a network across the most deprived parts of the borough.
- 4.3 The project is to construct an extension to the existing building to provide a new community resource to be developed to meet local needs. This will include an enhanced entrance and waiting area, community/health room, new drop in/crèche, community education room and enhanced office and staff room. The capital project will enable delivery of integrated early education and childcare.
- 4.4 The design has been developed in conjunction with the Head and staff of the nursery. Services will be developed by Early Years, the nursery and key stakeholders to meet local needs.
- 4.5 During the construction works the nursery will continue a full service. Enabling works will be carried out in order to provide a temporary access and alternative entrance/reception area away from the building works. Certain services, such as the crèche and drop-in is to be temporarily relocated to the Landsdowne Clinic across the road from the nursery.

4.6 Planning permission has been received for the project.

5. Budget and funding

5.1 The project is funded entirely by external sources.

5.2 The Sure Start Unit have confirmed funding of £370,000 from the Park Lane Sure Start local programme.

5.3 An additional £100,000 is being sought from Children's Centre Capital (Phase 1) in order to develop the desired scheme in line with the project costs and required facilities. Further information on the tender costs has been submitted to the Sure Start Unit from the tender return and they are assessing the scheme's viability in terms of value for money, given the complexity of the site and numerous abnormalities within the scheme. Funding approval for this additional amount is awaited and approval to this report is subject to funding being confirmed.

5.4 Early Years and Play have agreed to fund certain items by Children's Centre Revenue. This includes ICT and fixtures & fittings, temporary accommodation costs and certain professional fees.

5.5 The funding was to be dependent on completion and opening of the new facility by end March 2006. Due to delays to the programme required to enable full consultation and in obtaining agreement to the proposals, the Sure Start Unit have agreed to slip the completion date to July 2006.

6. Recommendations

6.1 That Members award the contract for the new build and refurbishment works for Pembury House Children's Centre to the contractor as outlined at Appendix A as the most economically advantageous tender in delivering the required quality and specification.

6.2 The award of this contract will be subject to funding confirmation from the Sure Start Unit for Children's Centre Capital for the additional funding of £100,000.

7. Equalities Implications

7.1 The scheme has been designed to allow the Authority to meet its Statutory requirements in relation to the Disability Discrimination Act 1995 (DDA). Building Regulations Approved Documents 2004, Part M regarding access to and use of buildings will be complied with.

7.2 As the design of this project evolves the project team will ensure that innovative uses of both design and colour are used to enhance the ambience of the building for all types of users.

7.3 During the day the building will operate as a full day care nursery. It will also provide services for children, families and carers that will be designed to meet the requirements of the local community.

7.4 The contractors have been vetted with regard to equality issues such as race relations, equal pay act and the sex discrimination act.

8. Health & Safety Implications

- 8.1 All contractors have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.
- 8.2 The Construction Design and Management Regulations 1994 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the Planning Supervisor prior to the commencement of work on site.
- 8.3 The contractor will work with the nursery to ensure that the staff are satisfied with health and safety and security of the site, particularly within the existing building, and that the site presents no hazards or opportunities to curious children.

9. Environmental and Sustainability Issues

- 9.1 Greenhill Jenner Architects, the lead designers for the project, have worked closely with consultants to design a building that works efficiently and aims to achieve low levels of energy consumption. This is achieved through high levels of insulation and good day-lighting. By linking into existing services which are only a few years old one could argue a recycling strategy is being used rather than installing new plant.
- 9.2 The extension to Pembury House Children's Centre offers a well designed, long lasting building with minimum impact on the local and global environment and natural resources.
- 9.3 The facility is being design for local families and children. The new children's centre services are being designed by a local planning group to address local needs. The centre will be able to
- 9.4 Pembury House offers a programme of groups and drop-ins for local families that are linked to community education and 'back to work' initiatives. Services also include language support for children and families.

10. Comments of the Head of Legal Services

- 10.1 The estimated value of the contract is below the threshold for tendering in the EU under the Public Works Contracts Regulations 1991. The threshold is £3,834,411.
- 10.2 The contract has been tendered in accordance with Contract Standing Orders in that tenderers from one of the Council's Approved Lists were invited to tender [see CSO 8, 2 (d)].
- 10.3 Because the value of the contract is in excess of £250,000 any award must be approved by Members in accordance with CSO 11.3.
- 10.4 The recommendation is to award the contract on the basis of the most economically advantageous tender in accordance with Contract Standing Order 11.1 (b).
- 10.5 The Head of Legal Services confirms that there is no legal reason preventing Members from approving the recommendations.

11. Comments of the Head of Procurement

- 11.1 This procurement will provide a facility of outstanding value to the community in terms of essential parentcraft skills in the Tottenham Hale ward.
- 11.2 The procurement is below the EU threshold for this type of work.
- 11.3 Contractors to be considered have been selected from the CPG Approved List, and have therefore been verified as suitable for the work to be undertaken.
- 11.4 The project costs are in line with the pre-tender estimate and budget, having undergone a value engineering exercise.
- 11.5 Members are asked to approve the recommendation made at Paragraph 6, based on the price and contractor information held at Appendix A.
- 11.6 The tenders were evaluated on a lowest price basis, and the selected contractor meets this requirement.
- 11.7 The Head of Procurement therefore sees no reason preventing Members from approving the recommendation at Paragraph 6.