

# Finance and Budget Committee

10am, Thursday, 6 June 2013

## Delegated Authority for an Autism Specific Respite and Day Centre - Appointment of a Building Contractor

Item number	7.10
Report number	
Wards	All

### Links

Coalition pledges	<a href="#">P38</a> , <a href="#">P39</a>
Council outcomes	<a href="#">CO10</a> , <a href="#">CO11</a> , <a href="#">CO12</a>
Single Outcome Agreement	<a href="#">SO2</a>

**Peter Gabbitas**

Director of Health and Social Care

**Mark Turley**

Director of Services for Communities

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# Executive summary

## Summary

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This report is seeking delegated authority to enable the Director of Health and Social Care and the Director of Services for Communities to enter into contacts on behalf of the Council for the new build Autism Specific Respite and Day Care Service at Pefferbank. This is required to avoid the risk of any potential delays to appointment of Contractors

## Recommendations

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Committee is requested to grant delegated authority to the Director of Health and Social Care and Director of Services for Communities to accept a tender on the basis that the contract sum is within the budget allowance for the projects.

## Measures of success

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The new Autism Specific Respite and Day Care Service is delivered on time, to budget and meets the needs of adults with autism and a learning disability.

## Financial impact

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Delegated authority is granted subject to the cost being affordable with the budgeted sums for this project.

## Equalities impact

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The new facility will provide new fit for purpose accommodation in line with Health and Social Care's accessibility strategy for vulnerable adults with severe autism and learning disabilities.

## Sustainability impact

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### Sustainability Targets

Total reductions in carbon emissions over notional targets are required to achieve compliance with Simplified Building Energy Model (SBEM) calculations as necessary under latest building regulation standards. To this end an airtight, well insulated building fabric has been specified. A gas powered modular combined heat and power system will also be provided to generate electricity on site (with excess being fed back the grid). Mechanical cooling has been designed out of the building completely.

## **Solar Gains and Natural Lighting**

The nature of modern highly insulated buildings is such that incidental gains can quickly create an over-heating problem. To avoid the use of a comfort cooling, natural ventilation and solar shading are deployed throughout the building. Deep roof overhangs are provided to south elevations and solar control louvers are positioned between the main columns of the entrance canopy. The internal partitions are masonry which also provide thermal mass to mitigate fluctuations in temperature caused by incidental gains.

Windows have been sized to provide the best possible distribution of daylight across the internal environment.

## **Consultation and engagement**

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Consultation sessions were held for carers of adults with a learning disability, during February 2011. In addition, service users have been consulted with during regular 'house meetings' at Glenallan respite unit.

The findings from the consultation sessions were used to inform a full equalities impact assessment on the proposals.

## **Background reading / external references**

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[http://www.edinburgh.gov.uk/download/meetings/id/32320/item\\_22-new\\_service\\_for\\_people\\_with\\_a\\_learning\\_disability\\_and\\_autism\\_or\\_challenging\\_behaviour](http://www.edinburgh.gov.uk/download/meetings/id/32320/item_22-new_service_for_people_with_a_learning_disability_and_autism_or_challenging_behaviour)

# Report

## Delegated Authority for an Autism Specific Respite and Day Centre – Appointment of a Building Contractor

### 1. Background

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- 1.1 On 24 May 2011, the Health, Social Care and Housing Committee agreed to the construction of a new Autism Specific Respite and Day Care Service unit on the site of the current Pefferbank Day Centre for adults with learning disabilities. The funding arrangements for this proposal were agreed by Council on 2 June 2011.
- 1.2 Approval was given to ring fence the capital receipts from the sale of older learning disability premises that were not fit for purpose. The cost of the project is to be funded from an agreed allocation within the capital programme, capital receipts and prudential borrowing.

### 2. Main report

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#### Operational Implications

- 2.1 Pefferbank Day Centre for adults with learning disabilities will be relocated to refurbished accommodation at East Norton Place due for completion in Spring 2013. This project is funded separately in the 2012-14 capital investment programme.

#### Programme

- 2.2 Demolition and construction works are planned to start early in August 2013, with a target construction completion and fit out in Autumn 2014. An early start is essential to ensure a fit for purpose respite service for people with severe autism is available in Edinburgh as soon as possible.

#### The Tender Process

- 2.3 Following an advertisement and shortlisting process, in accordance with Council Standing Orders and procedure and European regulations, there will be a shortlist of companies for each project invited to submit tenders to the Council in early April, however this process will not be concluded until early July 2013.

- 2.4 In order to achieve a site start as quickly as possible, and avoid delays as a result of the Summer recess period, authority is sought from the Finance and Budget Committee to delegate authority to the Director of Health and Social Care and the Director of Services for Communities to enter into a contract on behalf of the Council. This is subject to the contract sum being within the available budget.

### 3. Recommendations

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- 3.1 Committee is requested to grant delegated authority to the Director of Health and Social Care and Director of Services for Communities, in conjunction with the Head of Finance, to accept a tender on the basis that the contract sum is within the budget allowance for the projects.

**Peter Gabbitas**

Director of Health and Social Care

**Mark Turley**

Director of Services for Communities

### Links

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<b>Coalition pledges</b>	P38 – Promote direct payments in Health and Social Care P39 – Establish a Care Champion to represent carers
<b>Council outcomes</b>	CO10 – Improved health and reduced inequalities CO11 – Preventative and personalised support in place CO12 – Edinburgh’s carers are supported
<b>Single Outcome Agreement</b>	SO2 - Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health

### Appendices