**Description of Procurement**

Staffordshire County Council (SCC) directly provide residential care for adults with a learning disability, specialising in people with complex health needs, profound and multiple learning disabilities, and behaviours that challenge. Hawthorn House is a 29-bed residential care home split over two buildings. The project is a refurbishment/remodelling of the existing lower Hawthorne building to provide a 15-bed residential facility for people with complex needs.

The proposed options include the following:

* Part demolition of the existing building (two-storey block).
* Remodelling of the existing service wing to provide staff and support facilities.
* Construction of a new two-storey block to the east to provide ten bedrooms with en-suite facilities, and adjacent communal areas and bathing facilities.
* Construction of a new two-storey block to the west to provide five bedrooms with en-suite facilities, and adjacent communal areas and bathing facilities.
* The reconfiguring of the parking and external areas of the premises.

Accommodation Scheduled Remodel and extended building will provide:

• 15 bedrooms with en-suites ideally located in clusters of 5-6 bedrooms

• Communal Dining area in each cluster

• Communal Lounge in each cluster

• Quiet room in each cluster

• Assisted bathrooms one in each cluster

• Catering kitchen

 • Office for staff one in each cluster

 • Office for manager

• Staff office / Meeting room

• Medical room

• Staff rest room with a kitchenette

• Sleep-in for staff

• WCs for staff and visitors

• WCs for resident’s located near communal areas

• Laundry

• Sluice

• Storage with shelving for linen

• Storage for equipment such as portable hoists and wheelchairs

• Storage with shelving for keeping stock such as hygiene pads, PPE, etc

• Storage for activity items in each cluster

• Storage with shelving for cleaning equipment and materials

• Storage for cleaning equipment with cleaners’ sink

• Shared main entrance and lobby

• Circulation space to comply with DDA standards

• Necessary plant and ICT comms room

• Shared secure garden

• Parking for staff and visitor

**Length of contract**

Construction is proposed to start in spring / summer 2023 and practical completion towards the end of 2024. Ten residents will be living in a construction site for 12-18 months \*\*. We envisage the total construction period being 67 weeks.

**\*\*Current phasing/sequencing (subject to change in line with contractors’ recommendations)**

In phase one a first new wing should be built on the vacant plot of adjacent land. This will provide 10 new bedrooms with ensuite, one separate specialist bathing facility and small communal space. When phase one is complete residents currently living in the lower building would move into the new bedrooms in the first new built wing.

In phase two the vacant lower building would be isolated, demolished and rebuilt as a new second wing, providing five bedrooms with ensuite, separate specialist bathing facility and communal space for dining and socialising.

In phase three the existing communal spaces and staff facilities located in between two new wings would be remodelled and/or refurbished. When phase three is complete, residents currently living in the upper building will move into the new bedrooms in the second new wing.

Currently there are 9 residents living at the lower house and 4 at upper house. The upper house building can only be used by the residents that already live there. It is not possible to move the residents from the lower house to the upper house as upper house does not have a ramp or moving and handling facilities that are necessary for the residents living at the lower house.

***We would request feedback on the above sequencing from the contractor as to whether this is the best method. Contractor to provide an alternative sequence if they deem it appropriate to do so.***

**Anticipated value**

Budget: £4,929,056.64 (as of quarter 4 2021)

***We would require feedback from the contractor as to whether this cost is still viable or whether there would be a significant uplift. If so, what would the ballpark figure be?***

**Supporting documents**

Proposed site plan – option 2

Proposed plan – option 2

Hawthorne House existing site plan