

Welcome

HAPPI Dementia

“The Brighton Story”

Brooke Mead Extra Care

Presented By

Judi Wilson

Willmott Partnership Homes

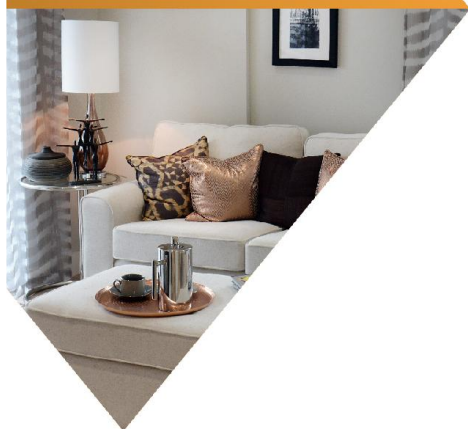
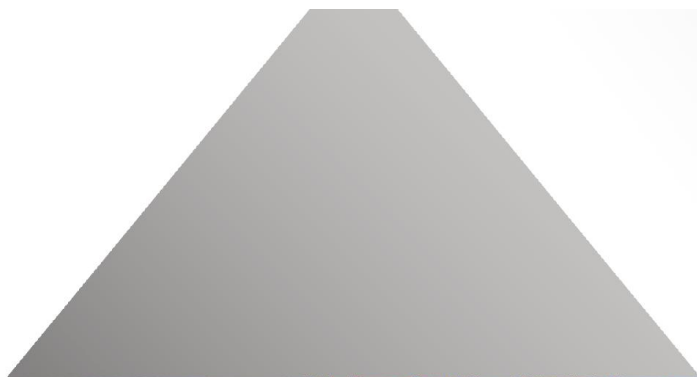
&

Rachel Sayers

Feilden Clegg Bradley Studios



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PERFECT INGREDIENTS



Perfect Ingredients



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PROCUREMENT OPTIONS

- **Procurement Options Considered**
- **Soft Market Testing**
- **Frameworks Reviewed**
- **Scape most suitable for the following reasons;**



Procurement Options

REASON FOR SELECTING SCAPE

- **Framework established for public sector projects**
- **OJEU compliant framework**
- **Competitive and transparent process**
- **Central contract procurement process**



Scape Benefits

- A time saver
- Test project viability for free
- Continuous review of risks
- Continuous review of the project plan
- Early contractor engagement
- Early supply chain engagement



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Cost

- ◆ Typical Project Values
- ◆ A £ 2,500,000
- ◆ B £ 4,000,000
- ◆ C £ 7,500,000
- ◆ D £ 12,500,000
- ◆ E £ 20,000,000
- ◆ F £ 35,000,000
- ◆ G £ 40,000 (Enabling Works)

- Prelims and profits are pre-set
- Costs are market tested
- Costs are independently reviewed
- Costs are fixed at the start of the contract

Typical Project **C** As schedule 11 of the Framework Agreement

Estimated Defined Cost as defined in the Model Project Agreement less the estimated Schedule of Cost Components for People Costs, Equipment Costs (Accommodation) and People Costs for Pre-Construction Activities

Refurbishment Element < 1% Percentage of overall project cost

Estimated Pre-Co 36 Weeks - (Gateway 2 - 4)

Estimated Constr 54 Weeks - (Gateway 4 - 5)

Notional pre-construction period of 36 weeks

Notional construction period of 54 weeks

PRE-CONSTRUCTION ACTIVITIES - SCHEDULE OF COST COMPONENTS - PEOPLE COSTS

Rates to include all items listed in NEC Schedule of Cost Components Items 11-13	No of WEEKS	% of WEEK	WEEKLY COST £	TOTAL COST £
PRODUCTION				
Senior Building Manager	36	20%	£1,422.00	Incl in live scher
ENGINEERING				
Time staff involved at pre-construction, both period and weekly - i.e. 36 weeks x 20% activity per week = 1 day a week for full period				
COMMERCIAL				
Local Framework Leader	36	20%	£1,677.00	£12,074.40

Grades of Staff

Partnership Working

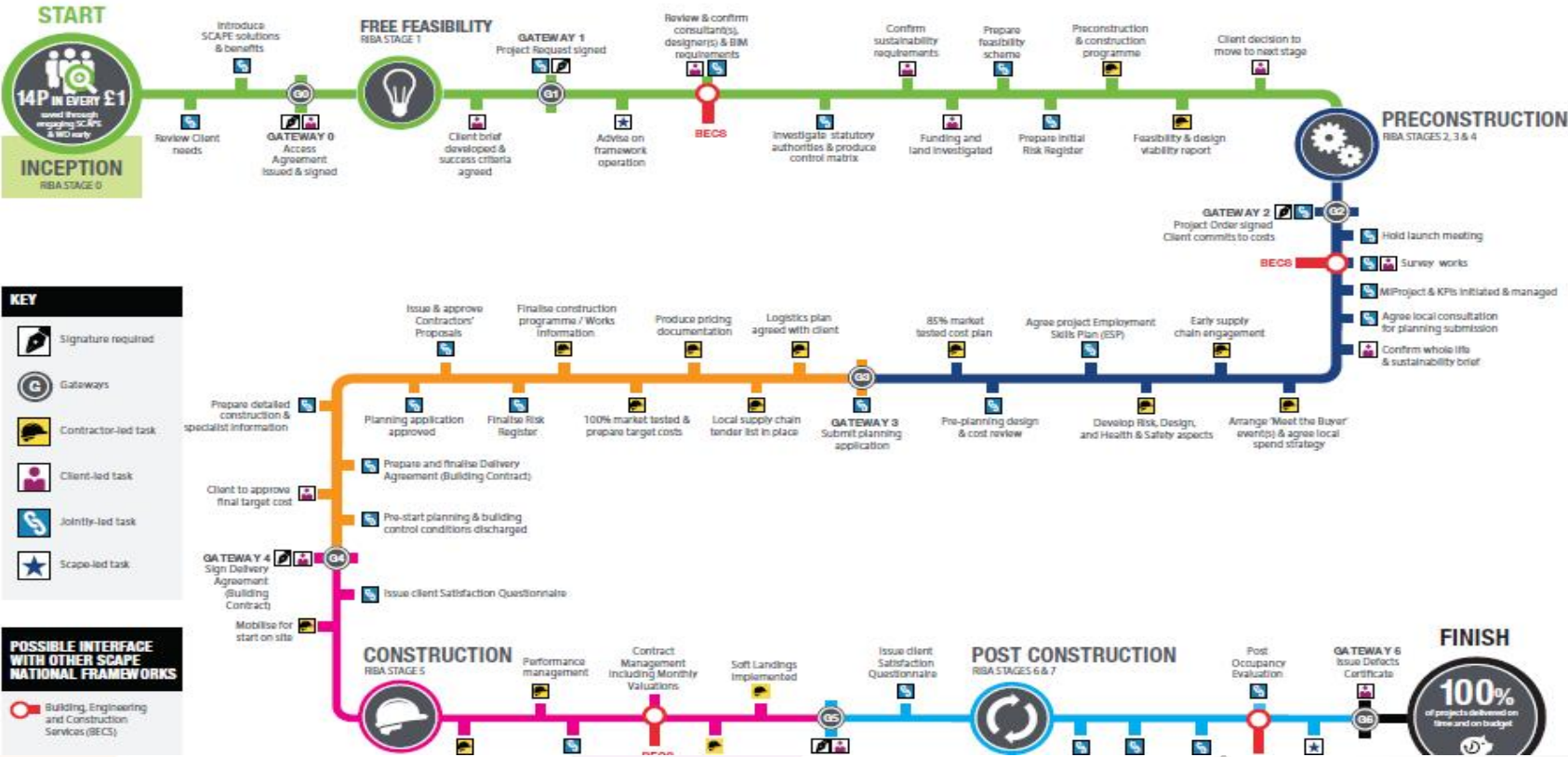
- Strong collaboration
- Encouraged via use of NEC Contract
- Understanding client need is essential
- Opportunity to make projects personal
- Clear easy route map



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ROUTE MAP

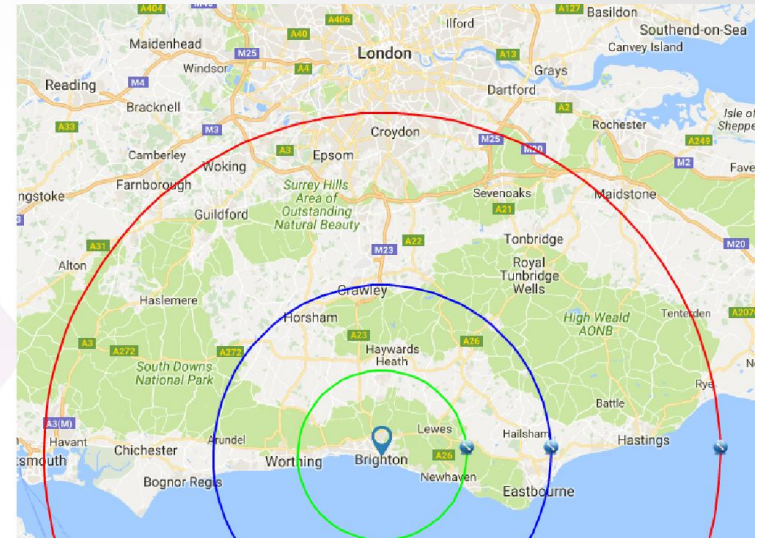
THE MAJOR WORKS FRAMEWORK ROUTE TO SUCCESS FOR HOUSING PROJECTS



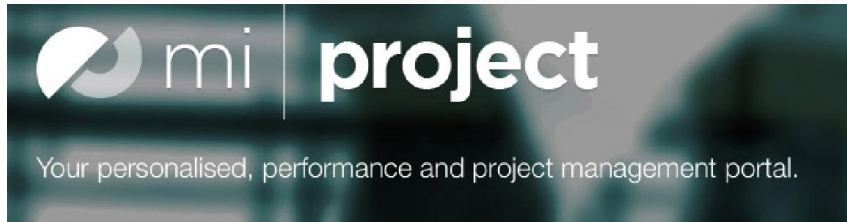
SOCIAL VALUE

Key Performance Measures

- Work Experience and Apprenticeships
- Workshops
- Community Engagement Staff
- Local Labour
- Local Spend



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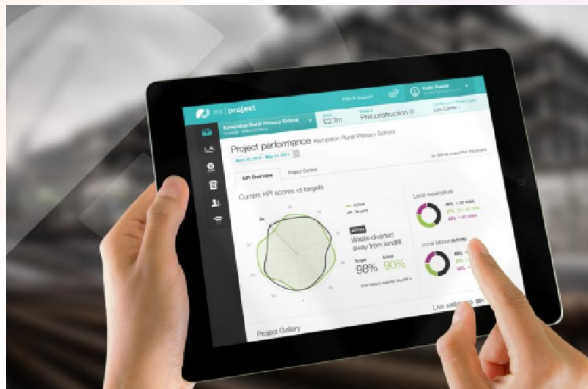


Mi Project – is a Willmott Partnership Homes owned and developed online portal for capturing, storing and sharing data.

A dash board will display all current and completed projects and also offer a search function. The dashboard provides links to the various data sections of MiProject.



Housing LIN March 2017



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The Brighton Story For Real

- **Dementia Action Alliance** - A modern way to approach Dementia
- **B&H CC have been working with the Adult Social Care's City Wide Connect scheme** which aims to develop sociable and compassionate communities by tackling social isolation in the city.



The Brighton Story For Real

- Digital Engagement for older people. Gadget workshops,

Support from the Creative Sector

Open String run a music based early intervention service –will be undertaking a programme at Brooke Mead from September 2017.

Fabrica have run arts based services aimed at tackling social isolation at several sheltered schemes and run a 'men-in-sheds' project at a scheme in partnership with a local school and will do so at BM.

Aiming to develop activities for older men, the City have set up a model making course at one scheme and chicken keeping activities at another.



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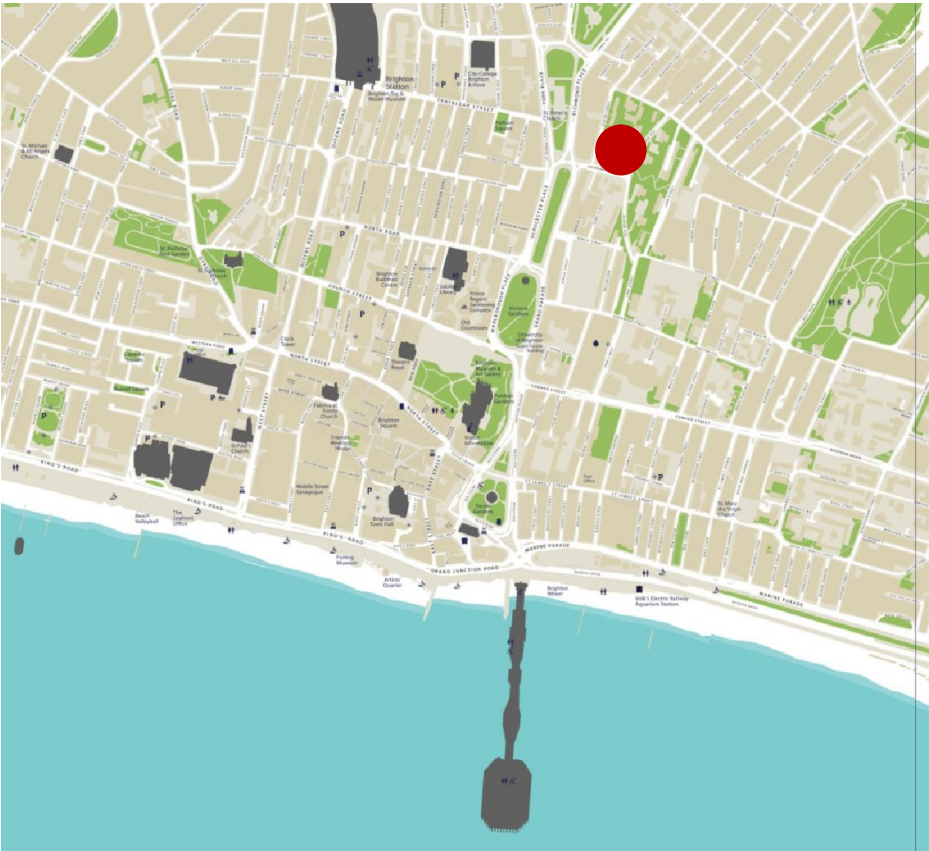
Brooke Mead
Extra care housing
Central Brighton



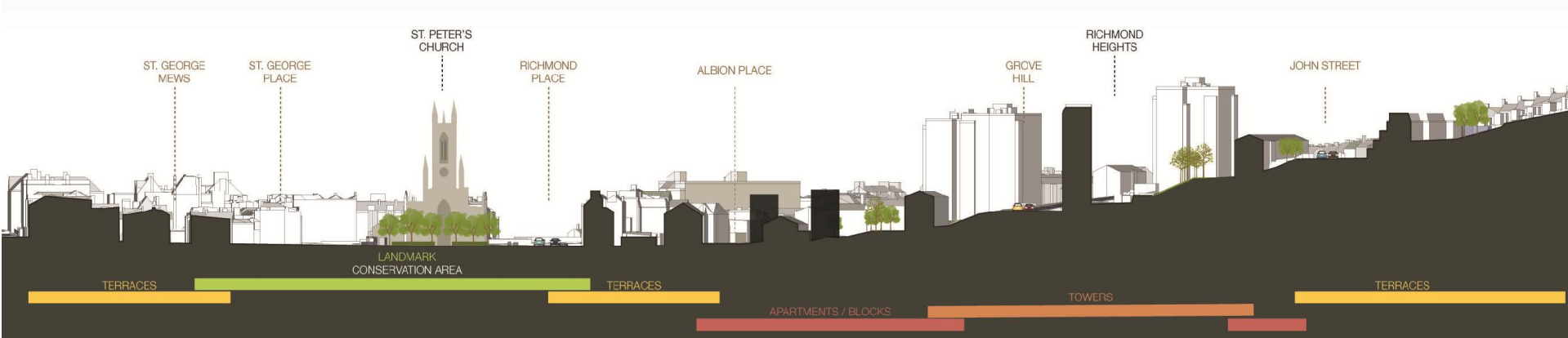
Client : Brighton and Hove City Council
Planning scheme and concept design by FCB Studios
Detailed design and delivery by Willmott Partnership Homes with Lee Evans Partnership

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Site plan – city centre site

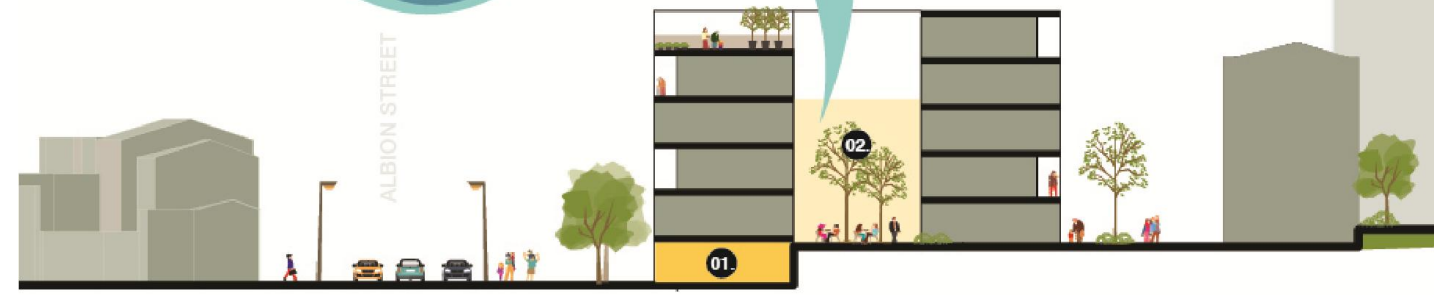


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Community

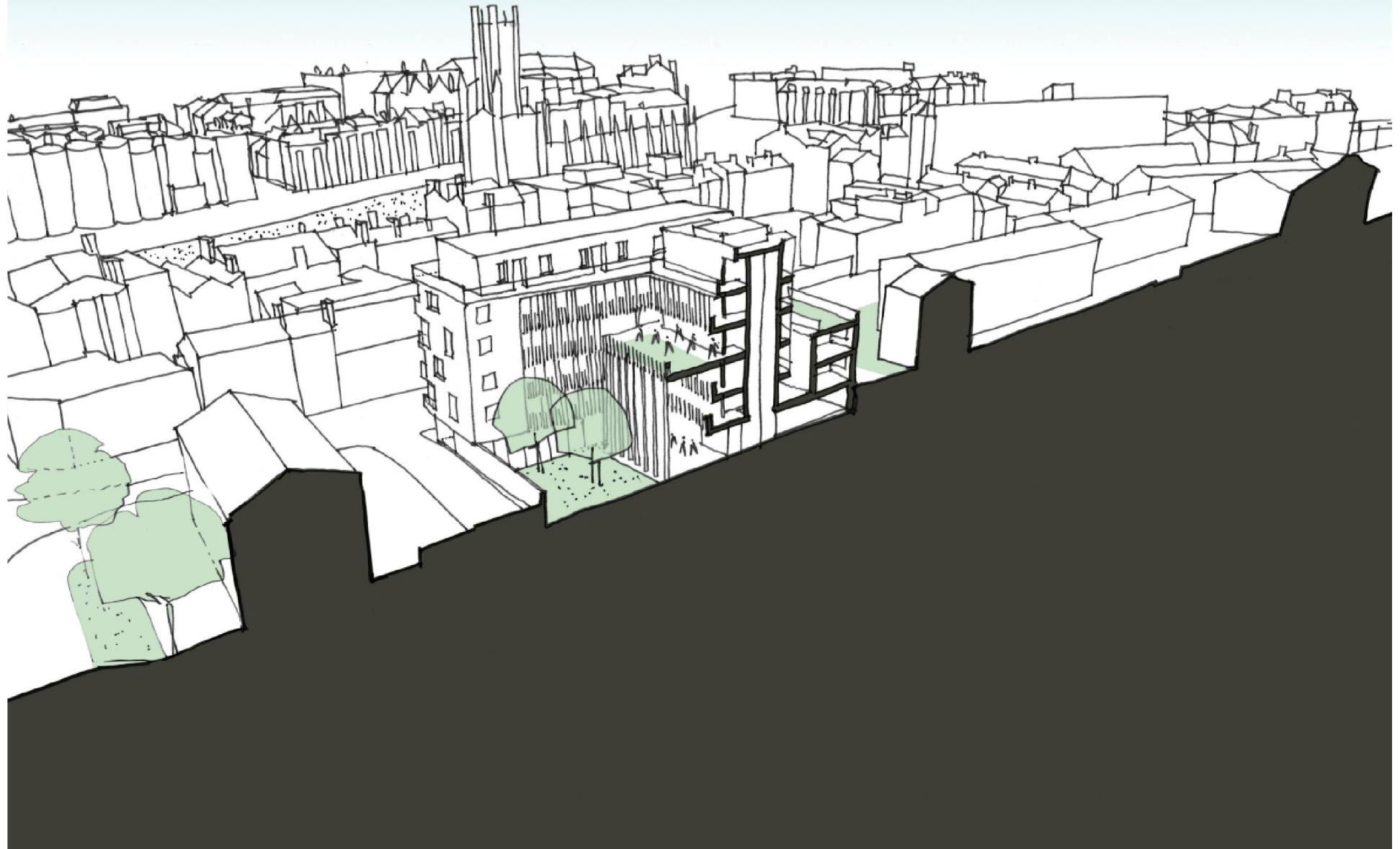
- 01. Community space with frontage onto Albion Street
- 02. Courtyard



Massing



Relationship to the courtyard and the city



Entrance level plan – with community hub

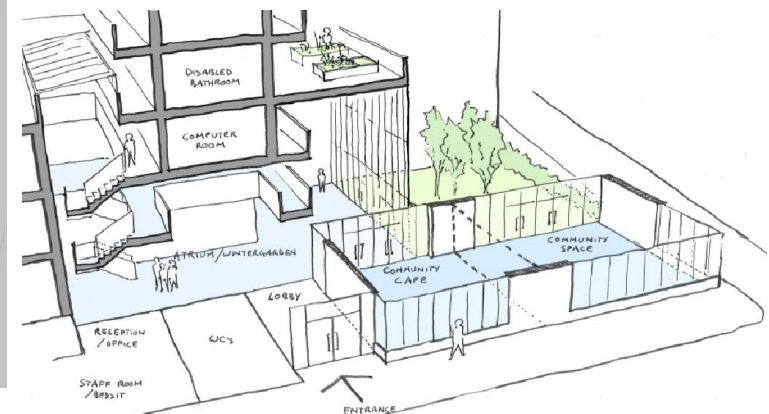


Shared facilities and community 'hubs'

Plants, trees and the natural environment

Extra storage for belongings and bicycles

Shared external areas



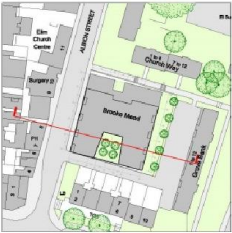
Typical upper level plan – circulating around a courtyard



Plenty of natural light in the home and circulation spaces

Balconies and corridor space, avoiding internal corridors and single aspect flats

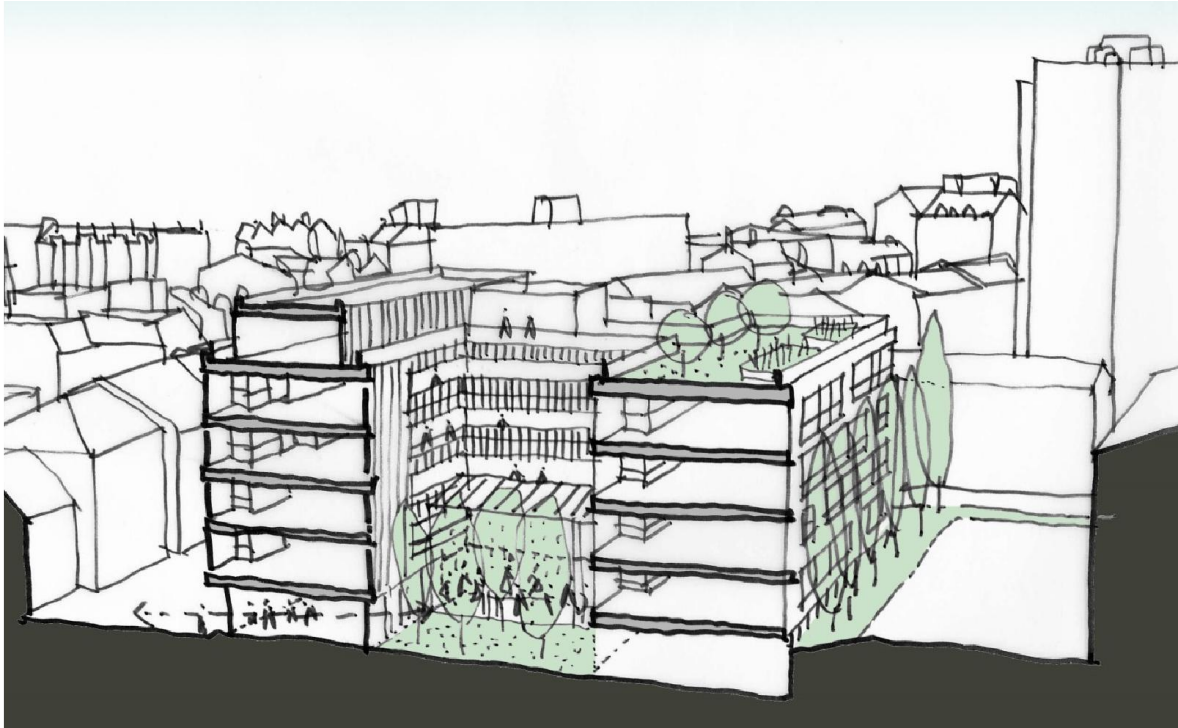
Courtyard and street



01 KEY
SCALE 1:1000 @ A1



Courtyard and access – supporting community and activity



Balconies and corridor space, avoiding internal corridors and single aspect flats

Circulation space deck access around the garden courtyard

These lead to the front doors of the flats and encourage interaction and avoid an institutional feel



Seasonal activity and landscape



A variety of environments

8:00
Read the paper at home



10:00
Tend the garden



12:00
Help prepare lunch



19:30
Relax and watch a little tv before bed



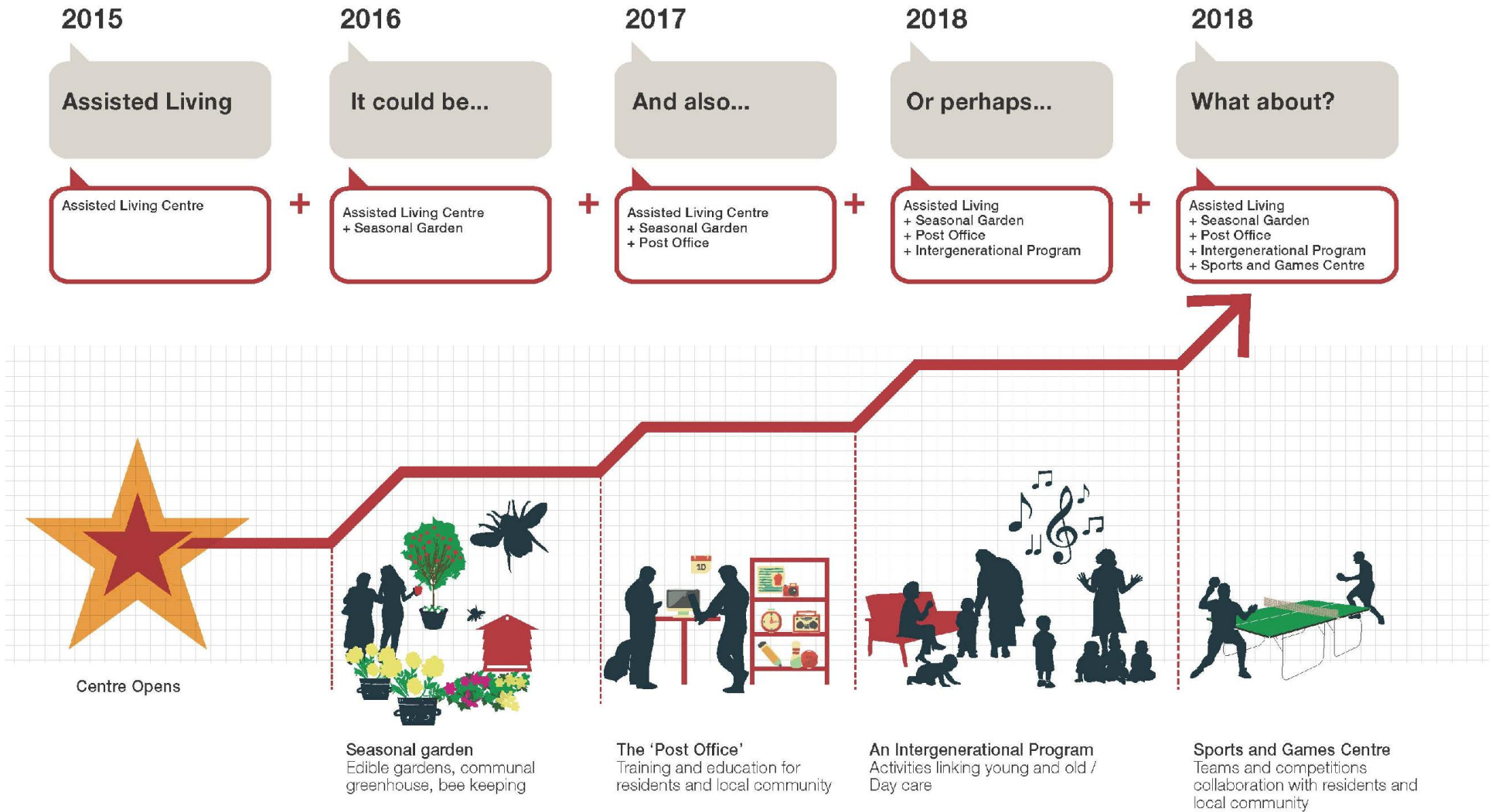
14:00
Work on painting



16:30
Enjoy afternoon tea with friends



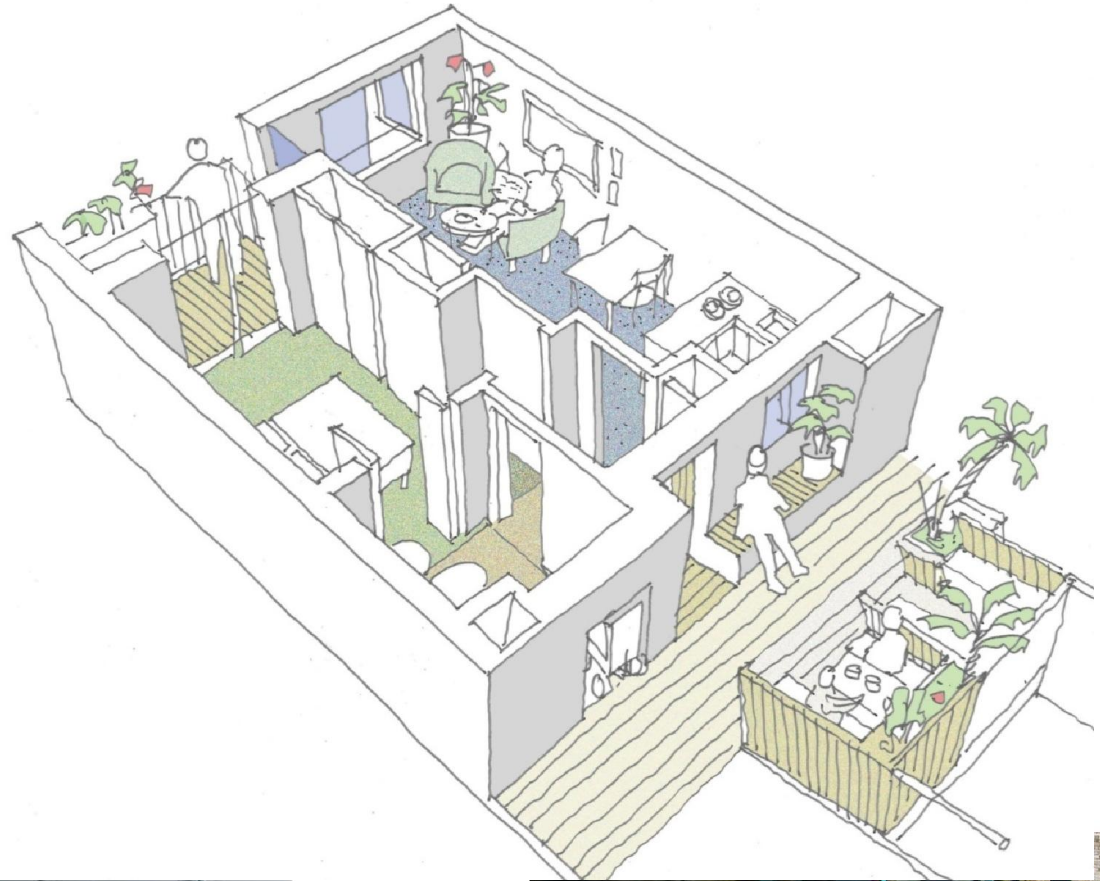
An evolving community



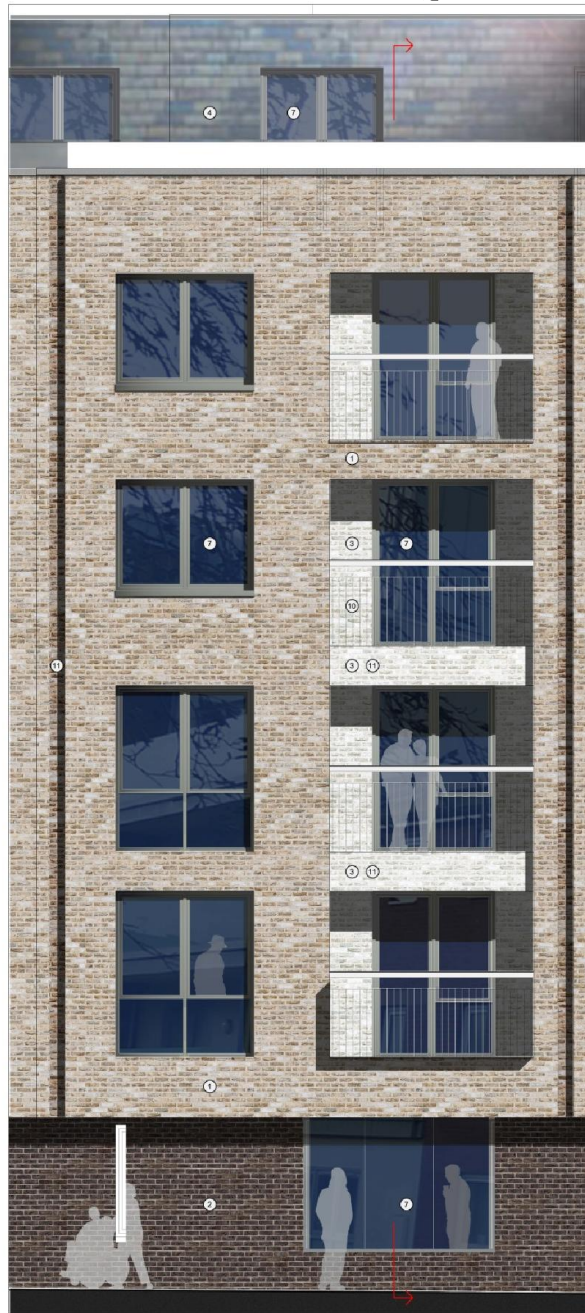
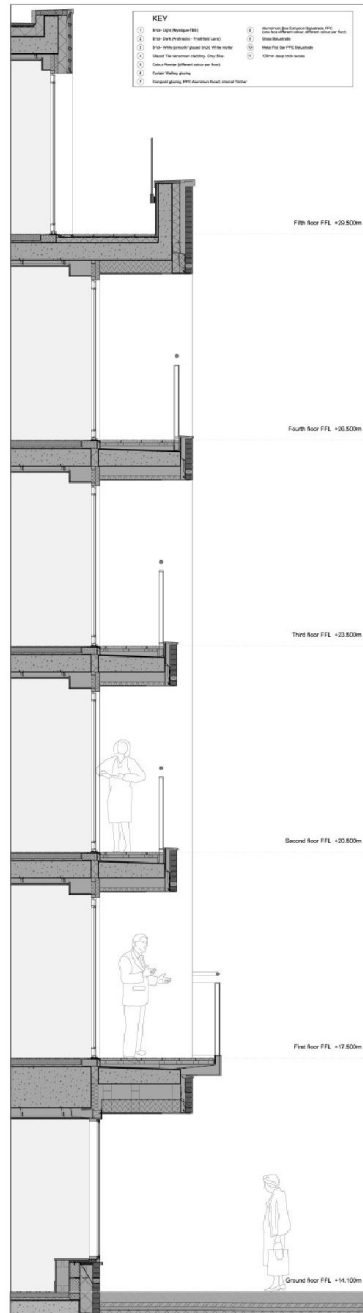
Fifth Floor plan – terraces and balconies



Individual personalisation



External elevation study



Street view



HAPPI principles

- Number of habitable rooms relates back to the brief. The 1 bed and 2 bed units are designed on a structural bay so the type of units can be adjusted over the life of the building.
- Apartments face out of the building to enjoy good ventilation, sunlight, views but also have kitchen windows and front doors onto deck access to relate to circulation and the shared life of the community.
- All access decks are 'single sided' with views out or into the building on one side and apartments on the other side. All of the apartments have balcony/external terrace. There is a terrace at roof level which could have furniture and plants, and accessible mini allotments plots.
- 'Care ready' specification was developed
- The deck access has good views into the communal garden and beyond
- Central Multi-purpose communal winter garden space is at the heart of the scheme and can be used for communal activities and care. The Community can have access to the community café, community space and associated WC's. Both communal and community space view onto the garden. Access can be controlled from either space.
- The main entrance is off Albion Street, with drop off for visitors and residents. It has a clear view into the shared communal space and to the circulation. The building re-instates the line of the street in this urban district of Brighton.
- well insulated, with good U values, inset balconies and roof terraces. The open deck access allows cross vent through the depth of the apartment plans.
- Storage will be included outside the flats for mobility scooters, and cycles. There is also fitted storage within the typical apartment plans.
- The building engages with an existing street pattern.

QUESTIONS



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