



Bwrdd Partneriaeth
Rhanbarthol
Gorllewin Cymru

West Wales
Regional Partnership
Board

REGIONAL CHILDRENS ACCOMODATION NEW BUILD DESIGN GUIDANCE



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Front View Sketch



Rear View Sketch

Purpose of This Document

This document has been created on a regional level with partners across the West Wales region, to co-produce an agreed blueprint design for new build childrens residential accommodation. This design guide and associated works has been funded in partnership with Welsh Government via the Health and Social Care Integration and Rebalancing Capital Fund Programme and as part of the wider West Wales Regional Partnership Board Capital Programme.

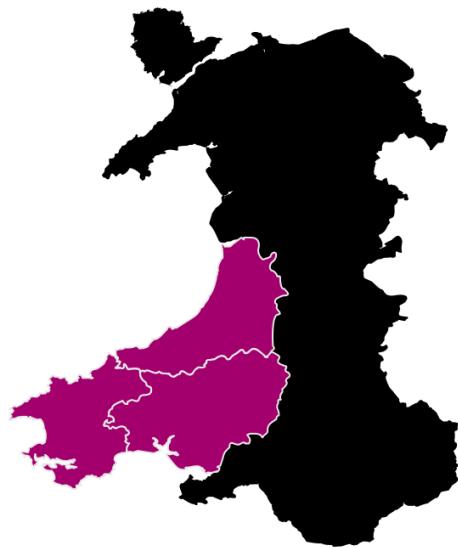
This document will help provide an environment young people should expect in childrens care services in West Wales, which will promote high-quality design, planning, and construction. This will subsequently help to create positive experiences and outcomes in a homely environment for all children and young people.

The ethos behind this foundational guide, is to generate an established schedule of accommodation, which can be applied to future childrens accommodation projects of varying size and stature, in the West Wales region and used as the basis for the design, in the absence of any specific Welsh Design standards. It is hoped this work will provide a standardised proposal that provides a clear picture of the design requirements and considerations to those who are involved in the production and creation of such accommodation.

To establish the approved schedule, reference and signposting has been made to the following good practice documents and regulatory body requirements

- Scottish Childrens & Young People Design Guide <care-homes-for-children-and-young-people-the-design-guide.pdf>,
- Documentation from Welsh Government for providers in Wales who are considering registering a care home for children [Registering a care home for children | GOV.WALES](Registering-a-care-home-for-children-GOV.WALES)
- Reference and alignment to the statutory regulator for childrens homes in Wales, Care Inspectorate Wales (CIW) <Home> | <Care Inspectorate Wales>.

Whilst the guidance and principles in this annex have been approved by the region for childrens residential projects, it is accepted that a degree of flexibility should be applied when designing for specific areas where specialist demands may require adjustments to incorporate any specific needs. Furthermore, the region recognise that many regulations and guidance documents will be updated, and with this in mind, the RPB and partners, will continue to review and update this guidance document as a minimum biannually or as required.



Principles & Vision

As part of the Co-operation Agreement between the Welsh Government and Plaid Cymru, there is a clear commitment to 'eliminate private profit from the care of children looked after', including children's residential care. In line with the need to respond to the national policy direction of removing the profit element from children's residential care services, the Eliminate agenda is at the forefront of West Wales focus.

The aim is to ensure that public money invested in the care of children looked after does not profit individuals or corporate entities but instead is spent on children's services to deliver better experiences and outcomes for children and young people, addressing service development and improvement and further professional development for staff. Following the passing of the Health and Social Care (Wales) Act 2025 ("The 2025 Act") there is an intended transition period for implementation of the new provisions as follows:

- From 1 April 2026 – no new for-profit providers of restricted children's services (care home, fostering and secure accommodation services) can register in Wales
- From 1 April 2027 – no additional beds or foster carers can be added by existing for-profit providers of a children's care home, secure accommodation service or fostering service
- 1 April 2030 – no new placements of children within existing for-profit children's care homes, fostering and secure accommodation service providers by English placing authorities except in exceptional circumstances specified in regulations. No new placements from Welsh placing authorities unless there is Ministerial approval via the supplementary placements process set out in the Bill

As a region, under the West Wales Regional Partnership Board, this key commitment by government accommodation-based solutions has been identified as one of the main priorities for investment, and under this umbrella the eliminate agenda is a key regional priority and will continue to be so for the forthcoming financial years.

A Children's residential home is exactly that, a home. A home where individuals can feel safe and supported, with their own bedroom and support network to encourage them to get involved in activities in accommodation that is in line with legislative requirements in Wales. This common recognition has been at the forefront of the delivery of this guidance and wider piece of work with Carmarthenshire County Council, Ceredigion County Council and Pembrokeshire County Council.



General Design

The main considerations when working on the blueprint design were to ensure the environment element a childrens accommodation project complies with all regulatory requirements, with an overarching recognition of the need for high quality premises which signify a homely environment. Furthermore, it was widely recognised that the physical design of the building is intrinsically important, as it can impact significantly on the care and wellbeing of the children and young people who reside there.

An initial workshop was arranged by Carmarthenshire County Council, which aimed to develop a high-level specification which would inform designs for a children's home. This had wide stakeholder engagement from across the Authority, resulting in high-level requirements of a children's home which would work from both a policy and operational perspective. This contributed to the concept detail for the design team to commence work on the wider blueprint designs. The potential for this to become a wider regional piece of work was recognised as adding value and following the successful award of IRCF funding, these initial discussions have expanded regionally. Subsequently a regional blueprint design for new build childrens accommodation has been developed, with significant input from all regional partners. The key principles that we recognised were

- The design, layout and use of the accommodation are such that childrens individual care and privacy are not compromised
- The homes premises are not marked in any way to distinguish it as a childrens home
- The premises is suitable and has accessible facilities and equipment
- The premises are located, designed and equipped to meet the needs of the individuals for which the service is intended and reflect national guidance

A deep dive of the general requirements that are mandated within a childrens home has been established and summarised below.

<ul style="list-style-type: none"> • A home which is inviting and safe, compliant with regulatory requirements 	<ul style="list-style-type: none"> • Single storey (bungalow) • Two Storey (House) • Porch Area 	<ul style="list-style-type: none"> • 1 ensuite bedroom for each child/young person • 1 ensuite staff bedroom (per 4 children)
<ul style="list-style-type: none"> • 1 kitchen & 1 dining area (open plan with clear lines of sight) 	<ul style="list-style-type: none"> • 1 separate laundry facilities area, with clear in & out, door for hygiene control • 1 Cleaners Store 	<ul style="list-style-type: none"> • 1 bathroom to include bath and turning circle • 1 WC for visitors
<ul style="list-style-type: none"> • 2 Communal area (multi-use) 	<ul style="list-style-type: none"> • 1 Staff study/office (multi-use that may revert into a second sleeping area) 	<ul style="list-style-type: none"> • 1 Server room • 1 Plant Room • 1 Airing cupboard • Multiple Storerooms
Garden area	Summer house/shed	Well-ventilated rooms with natural light

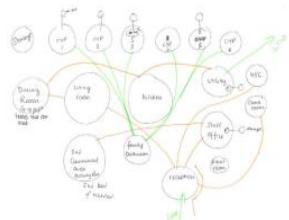


Front View Sketch

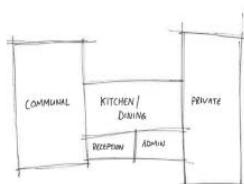
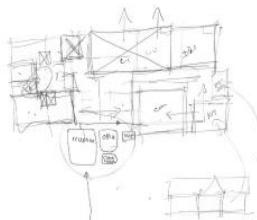


Rear View Sketch

Initial concept plans derived from the above table and stakeholder engagement session came up concept blueprint designs that have been steadily revised and revisited to try and provide a standard footprint design that can be replicated regionally. As part of this work consideration has been given to the general design and footprint and sustainability elements that will need to be incorporated into any new build design.



'Hygge' - A Danish & Norwegian word that describes a cozy, contented mood evoked by comfort and conviviality.



'Kitchen is the Heart of the Home'



Size

In line with Appendix 1 Schedule of Accommodation (SOA), the size of the rooms has been designed in accordance with CIW Regulations who are the statutory registering body for childrens homes in Wales. The region has decided that generally any new build designs will be created around 4 children and young persons bedrooms, albeit the SOA can be applied to new build designs for smaller or larger service requirements.

The size of the home and facilities has also been developed with reference to Welsh Development Quality Requirements 2021 (WDQR) to ensure the premises is in keeping with a domestic design which can be homely and familiar for children and young people.

Entrance & Hallway

The entrance and hallway to children's accommodations will be a secure area for entry to the building, beyond which only authorised persons will be permitted. The porch/entrance will be fully compliant with DDA to ensure level access for all children/young people with sufficient area with non-ambulant persons. Within the area, there will be

- Coat Hooks
- Dedicated lockers/benching space for boots/shoes
- Adequate and appropriate lighting
- Adequate and appropriate heating
- Nonslip hard-wearing flooring to ensure safety and durability given this is the main access/egress route for the building.

Bedrooms

Bedrooms have been designed to ensure they can meet the needs of the child/young person. Each bedroom will be a minimum of 12m² useable floor space and have an ensuite bathroom

- whether for a single occupant or shared, will have sufficient space and furnishings with safe and secure storage facilities for their personal belongings including money, valuables and where appropriate medication.
- The loose furniture specification will be determined at county led level on each and every project
- provide privacy for the child/young person



Front View Sketch



Rear View Sketch

- provide space for independent activity, for example, undertaking homework, pursuing hobbies and spending time alone
- Appropriate and controllable lighting, that is accessible from the bed
- Ability for child/young person to adjust the heating in their own bedrooms
- Ensuite bathroom which has accessible wash hand basin, lavatory and level access shower and designed to take account of the privacy dignity and safety of children/young persons and with enough room to allow assistance by staff if necessary. Additionally, they must have dedicated storage for toiletries and other personal items.
- a television point/access to Wi-Fi point to facilitate streaming
- a digital connection to enable use of connections for personal entertainment, education, connecting with family / friends and supporting and clinical needs
- Sufficient accessible electrical sockets to meet the needs of young people and their use of electronic equipment, with consideration of dual use sockets which provide a USB charging port. Furthermore, ensure that sockets in bedrooms and other areas are at an accessible level for all young people/children using the service and accessible when furniture is in position within a room
- Bedroom doors and ensuites must have a lock that young people can use independently and should not require the use of a key from inside e.g. staff are able to open the doors to bedrooms from the outside in case of emergency. Anti ligature door handles to be considered at county demand level.
- One bedroom will be a minimum of 13.5m²to accommodate a child/young person who requires use of a wheelchair or shared facility.
- Soft furnishing and window coverings (would encourage compliance with safety from an anti-ligature perspective) and carpet flooring to create a homely feel
- Appropriate and controllable ventilation, but with any accessible windows that are two metres or more above ground level, which can be opened and are large enough for a person to fall out of, should be restricted to a maximum opening of 100 millimetres or less.

Where accommodation is provided for staff, this is located within the service and enables them to respond easily to individuals' needs, providing a dedicated bedroom and ensuite facility.

Bathrooms

Within the wider design footprint, aside from every children/young person having an ensuite bedroom, the premises will include a general bathroom which is inclusive of a bath for individuals to use, in accordance with their needs, with sufficient floor space for a turning circle.

In addition to this general bathroom, there will be a dedicated visitor WC which can accommodate turning circle, that is accessible within the entrance of the premises and negating the needs for visitors to pass through such areas for access, therefore potentially compromising privacy and dignity. Moreso these such facilities will

- be located and designed to take account of the privacy, dignity, safety and needs and abilities of individuals, in line with requirements of the Equality Act 2010.
- Include aids and equipment provided to meet the needs of individuals accommodated, for example grab rails, sinks located at an accessible height and emergency call systems.



Front View Sketch



Rear View Sketch

- Taps should be of a design that empty after use (as opposed to swan-neck taps, for example)
- Be readily accessible from sleeping and recreational areas of the premises e.g. consider proximity of communal bathroom to bedrooms/communal spaces
- Communal toilets can be heavily used and should provide enough space with wipeable, impermeable, durable finishes to maintain a high standard of cleanliness
- In any bathroom within the premisses, staff will be able to open the doors to bathrooms, showers and toilets from the outside in case of an emergency.
- Flooring should be subject to traffic when wet should be seamless, impermeable, and slip-resistant, but be easily cleaned
- Whereby extractor fans are used, they are to be flush, and low noise which provides back draft protection; and where appropriate has adjustable timer, speed control, and humidity control
- Any accessible windows that are two metres or more above ground level, which can be opened and are large enough for a person to fall out of, should be restricted to a maximum opening of 100 millimetres or less.
- Appropriate lighting that can be controlled by the children/young person
- Consideration for all bathroom fittings in respect of anti-ligature door handles to be considered at county demand level e.g. taps, door handles, toilet roll holders.

Communal Spaces

Within the design footprint there will be a minimum of 2 communal/multipurpose spaces that comply with regulatory size requirements equating to at least 4.1m^2 per child/young person that resides in the property. To future proof the property the footprint will include one of the communal spaces at a minimum of 5.1m^2 per child/young person that resides in the property to allow for the additional space for disability needs. It is widely recognised that, having a range of different spaces for children/young people to choose to spend their time is preferable to one open-plan area as this supports a range of different activities which may not be appropriate to carry out in the same space such as watching a movie and gaming.

Within such multifunctional spaces, children and young people should have sufficient access to

- safe Wi-Fi and digital devices in communal areas. Wi-Fi should be of sufficient strength to meet the needs of young people using the service
- no blind spots from an operational perspective
- sufficient accessible electrical sockets to meet the needs of young people and their use of electronic equipment. It may be appropriate to consider dual use sockets which provide a USB charging port.
- electromagnetic hold-open or swing-free devices from a door perspective. Hold-open devices are designed to hold a door open against the action of the self-closing device. Swing-free devices allow a door to stand open at any angle in normal use. Both types of devices automatically result in closure of the door in the event of fire.
- appropriate and controllable lighting
- adjustable heating
- appropriate and controllable ventilation, whereby accessible windows are two metres or more above ground level, which can be opened and are large enough for a person to fall out of, should be restricted to a maximum opening of 100 millimetres or less.



Front View Sketch



Rear View Sketch

- direct Access to the secure outdoor space (where possible), but people's privacy should not be compromised by others overlooking the building through patio/bi fold doors

Kitchen Dining Area

The kitchen/dining room has been designed to enhance children and young people's experiences of food. To promote life skills, the kitchen area is accessible to children and young people with a combined dining area that allows staff and young people to sit together at mealtime, and both areas must comply with food safety legislation and be able to be adequately cleaned. The blueprint floor plan will be required to check with their respective Local Authorities environmental health departments requirements to ensure they comply with the specific county criteria.

The kitchen/dining area there must be

- situated in relation to other facilities such as dining areas, lounges, bedrooms, and the laundry
- organised to manage food storage and food preparation areas to support health needs, lifestyle choices, religious beliefs or cultural norms
- lockable cupboards (where required) and sufficient work surface
- flooring that when wet should be seamless, impermeable, and slip-resistant, but be easily cleaned
- Sink, Cooker, Extractor Fan (low noise), Hob, Fridge, freezer, microwave and other required appliances. Standard to be determined at county level e.g. commercial/domestic
- Taps should be of a design that empty after use (as opposed to swan-neck taps, for example)
- Appropriate numbers of Table and Chairs/Bar Stools (where required) to accommodate all children/young persons in the property
- Digital connectivity in the kitchen area to support remote shopping and provide the opportunity to use meal plans or recipes that are digitally stored.
- Sufficient accessible electrical sockets to meet the needs of young people and their use of electronic equipment. It may be appropriate to consider dual use sockets which provide a USB charging port
- A readily accessible separate handwash sink with liquid soap must be available in this area.
- direct access to the secure outdoor space, but people's privacy should not be compromised by others overlooking the building through patio/bi fold doors
- Visibility lines to communal spaces
- Appropriate and controllable lighting
- Any accessible windows that are two metres or more above ground level, which can be opened and are large enough for a person to fall out of, should be restricted to a maximum opening of 100 millimetres or less.

Laundry facilities

The blueprint design ensures that there will not be a constant flow of staff passing through communal areas, with waste, used sanitary ware, used /soiled laundry or other items that could inhibit the infection control procedures and cause cross contamination issues for premises. The



Front View Sketch



Rear View Sketch

laundry facilities walls are to be soundproofed using specific plaster board to minimise the disruption to children/young persons who occupy nearby bedrooms and avoid adversely impacting the children/young persons who live in the home (where commercial goods are specified).

The laundry area is separate to the kitchen/communal areas with dedicated “in” and “out” doors (e.g. dirty entrance and clean exit door) to avoid contamination, with a direct access to the outdoor area for hanging washing etc. This will ensure that there is also appropriate ventilation

Within this area there needs to be

- a designated wash-hand basin with hot and cold running water supply
- a general-purpose sink sealed to seamless waterproof splash back (Wash-hand basins should not have overflows, as these are difficult to clean and become contaminated).
- Taps should be of a design that empty after use (as opposed to swan-neck taps, for example)
- appropriate and controllable lighting
- closed storage for PPE to prevent environmental contamination
- built-in cupboards for storage of equipment or products including
- floors that are particularly subject to traffic when wet should be seamless, impermeable, and slip-resistant, but be easily cleaned
- Any accessible windows that are two metres or more above ground level, which can be opened and are large enough for a person to fall out of, should be restricted to a maximum opening of 100 millimetres or less
- Specific white goods to be determined at county level e.g. commercial/domestic standard

Plant & Server Rooms

The plant and server rooms have designated external access to ensure there is no disruption/issues around maintenance of the equipment in the house and to the occupants. They have been designed from a size perspective to accommodate the required sustainable equipment that needs to be installed within the property.

Cleaners Store

To ensure compliance with COSHH regulations, there is a dedicated cleaners store within the premises, which is to have

- flooring that when wet should be seamless, impermeable, and slip-resistant, but be easily cleaned
- a lockable door on the cupboard for cleaning supplies
- built in shelving to store hazardous materials
- a specific sink sealed to seamless waterproof splash back (Wash-hand basins should not have overflows, as these are difficult to clean and become contaminated).
- Appropriate and controllable lighting
- Dedicated charging facilities for cleaning equipment e.g. electrical sockets

Storerooms

There are to be multiple storerooms and an airing cupboard within the property to ensure there is sufficient space to store and accommodate items for the number of children/young people in



Front View Sketch



Rear View Sketch

the accommodation. These have been designed to have minimal impact on the children/young people from a disturbance perspective, as they may need to be accessed at any time of the day/night. Storerooms are to have

- flooring that when wet should be seamless, impermeable, and slip-resistant, but be easily cleaned
- consideration to include lockable door on the cupboard, to be decided at county level
- built in shelving to support storage of items/equipment
- airing cupboards are to be a minimum of $1.5m^2$, where they are stand alone and there are no other built in airing cupboards or storage in close proximity.

Staff Office

There is a dedicated staff office space within the home, which based on its location will not disturb or impact on the young people. This will be a room where people can meet to have private and uninterrupted conversations e.g. staff meetings and internal training, hold confidential information or make confidential calls that is separate to any communal space used by young people. Within this room

- Internet connections must be sufficient to allow staff to join training, participate in remote meetings, and access any electronic records.
- Internal and External phone lines
- Lockable medical space, which has enough space for fridge, storage and sufficient ventilation. There is to be a dedicated hand washing sink within this facility.
- Lockable records cupboards to store children/young person's information in a safe and secure
- There is adequate space and facilities for staff to update records and information including a photocopier, computer and meeting table.
- There are two entrances for the staff office however this can be amended/reduced to one, based on respective county choice from an operational risk assessment by removal of one of the internal doorways.
- Appropriate electrical sockets. It may be appropriate to consider dual use sockets which provide a USB charging port
- Flooring that is slip-resistant, but be easily cleaned
- Ability to lock door/entrances to office facility to be decided at county level

Outdoor Space

The layout, design and access to outdoor areas must be accessible for all children/young people, thus allowing the finished design to meet the needs of all individuals including those with physical/sensory and cognitive impairments.

The safety and security of the outdoor space is paramount while children/young persons are outside, therefore perimeter and boundary security, whilst maintaining a homely aesthetic is required.

To promote the use of the outdoor space, there needs to be

- a mix of accessible patio and laid grass/astro turf area with a minimum size of $50m^2$
- sufficient seating to enable all children/young people to be outside, with the inclusion of play and recreational equipment (specification to be decided at county level).



Front View Sketch



Rear View Sketch

- The inclusion of summer house/equivalent that can be used for breakout and quiet space for the children/young people
- Inclusion of a dedicated ecology/raised planting area for children/young people to access
- a shed to store items/equipment
- secure perimeter/perimeter boundary fencing that is in keeping with the design and feel of a home, not a facility.
- Waste storage area (commercial storage) sited away from the building, particularly the main kitchen area and children/young person's areas, and is lockable

Parking

Appropriate and accessible car parking and bike storage facilities for people using the service, visitors, and staff. There will be a requirement for EV charging infrastructure to be incorporated on each project, with a decision of whether to include specific equipment at county level. A minimum of 3 spaces are to be attributed per property, however there will be noted variations on this, dependent on the site location of the premises and in some instances, there will be the requirement for further parking facilities. These variances have been reflected in the cost profiles and will be addressed on a project-by-project basis at county level.

Digital

Within the home, there is the requirement to have specific digital infrastructure to support the children/young people living to maintain contact with friends and family planning, whilst enabling staff to operate and function appropriately. This infrastructure includes

- Secure Public and Corporate Phone Lines/Networks
- Internet and Wi-Fi access is to be available and sufficient to meet the needs of people using the service and have the ability to be safely managed individually in accordance with individual care.
- Intercom system to be decided at county level
- Fobbed Door access systems to be decided at county level
- Assisted technologies, where decided at county level

Each county is required to specifically liaise with their respective I.T departments to ensure they comply with and incorporate any future planning requirements within these build properties.

Finish

Whilst the regional blueprint floor plans for new build designs have been agreed as a foundational guide, the specification and finish between projects and counties may well vary based on mitigating factors. As a basis within the home

- walls in bathroom, shower, toilets, ensuite, utility rooms and cupboards, kitchen, pantry and laundry facilities should be smooth, wipeable, impermeable surfaces. Design in these areas will ensure that surfaces are easily accessed and will not be physically affected by detergents and disinfectants.
- doors should be cleanable, that is, smooth, wipeable and have impermeable surfaces and should have handles that can be easily cleaned and dried.
- bathroom, ensuite, WC, laundry and cleaners store flooring should be seamless, impermeable, and slip-resistant, but be easily cleaned. There should be the potential to



incorporate low level lighting, to support access to the toilet through the night (to be decided at county level).

Health & Safey

The footprint has been designed to ensure that any risks to the health and safety of individuals are identified and reduced so far as reasonably practicable. Any deviations to the new build design blueprints will need to be reconsidered alongside Health & Safety updates, including but not limited to fire and evacuation regulations and requirements, environmental health. As a minimum the regional blueprints will include

- Adequate emergency lighting for escape purposes in the event of fire on the premises.
- Escape routes are to be maintained and kept clear
- These properties will be classed as commercial workplaces, therefore need to adhere to the Health & Safety at Work Act etc 1974
- Emergency Call Points

Fire Safety

All new buildings will include a full sprinkler system with all sprinkler heads to be recessed to comply with anti-ligature requirements. The specific design of each sprinkler system will be county led, to ensure they are compliant with the specific requirements of each Local Authorities fire strategies. Items to consider include but are not limited to fire signage.

The fire safety considerations need to extend to the external space and whole plot, including boundary treatment.

Building Control & Regulations

The footprints have been designed to ensure compliance with current building control regulations & guidelines. Any deviations to the new build design blueprints will need to be reconsidered alongside region specific guidance and any amendments, including but not limited to building control requirements and regulations.

Secure By Design

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. It is recommended for all projects to aim to meet Secure by Design Gold accreditation, to ensure the design of all secure spaces across all projects and incorporate crime prevention measures into projects from the outset. The regional blueprint designs have incorporated secure by design as applicable. Each region will be required to contact their local secure by design officer, to discuss site and scheme specific requirements.

Planning

Any deviations to the new build design blueprints will need to be considered alongside region specific guidance and any amendments with regards to planning for specific sites/locations.



Front View Sketch



Rear View Sketch

Regional Variations

Location & Site Constraints

The physical location of a childrens accommodation premises, is an important consideration as are the demographics of an area in relation to age, deprivation, and crime and acceptance of the local community. Any childrens home will be situated in a location that considers the need for young people to have ready access to education, health, employment, leisure and transport facilities. It is recognised that a well connected and located home, which can integrate into the local community can have a positive impact on children and young peoples' experiences.

Within West Wales, there are significant geographical disparity in terms of rurality and available land. This will lead to some county deviation in the region, from the choice and decisions around areas as follows.

Single or Two Storey Property

The principles of the regional new build designs and supporting SOA are applicable to both single and two storey new build properties. It is acknowledged that for a single storey property the land availability will need to be larger, to accommodate the footprint, which would attribute a higher cost potentially.

The decision on which route to employ, will largely depend on the availability of suitable sites in each county and therefore will be decided on a project-by-project basis. Where the decision to use a two-storey property is decided, within the blueprint a multipurpose room has been included within the ground floor that could be converted into a bedroom and ensuite if/as required. This will prevent the need for installation of a passenger lift unless need/demand dictates. Should a lift not be installed, the respective statement of purpose would need to be in keeping with this. If a passenger lift is required, it will need to be compliant. The inclusion of a lift has been reflected in Appendix 4 Forecast regional costings as an extra to add on, on a scheme-by-scheme basis.

Parking

As noted previously in the document, there is to be a minimum of 3 spaces within each new build property. However, it is recognised that location and needs may warrant further spaces, and this will be decided on a county led basis with costs reflected upon such deviations which can accommodate up to 15 additional spaces as a maximum allocation and dedicated minibus parking area. The variance attributed to these additional costs are reflected in Appendix 4 Forecast regional costings.

Generators

Within the blueprint design the infrastructure and space for an on-site generator has been included. It is recognised, that this inclusion will be dependent on location of a property, and in some instances, due to rurality there will be a requirement to have these installed at the property, whereas for a readily accessible home in an urban area, there will be the potential to make use of mobile generators should the need arise. This factor will be decided on a county led basis.



Front View Sketch



Rear View Sketch

Specialist Equipment

Any specific inclusion of specialist equipment e.g. hoists will be determined at a county led decision based on their projected/known demands. The inclusion of items such as lift shaft, hoists/anti ligature etc have been included in Appendix 4 Forecast Regional Costing.

External Finish

This will be decided at county led level and will also need to reflect the planning requirement of each authority based on specific site section for such developments. The inclusion of a render/brick finish have been included in Appendix 4 Forecast Regional Costing, however any deviations to this would be above and beyond financial forecasts.

Layout

The exemplar blueprint designs that have been developed in accordance with agreed regional SOA, are able to be tailored to each individuals' preferences e.g. location of bedrooms can be grouped or separated without major deviation from the agreed SOA (Appendix 1).

Structure

The decision of the main construction elements e.g. brick/modular/timber frame will be led at county level. The costs are reflected within the forecast range in Appendix 4, however each authority must make an assessment on the most applicable method of construction for their project and consider the construction programme.

Internal Specifications

The agreed regional blueprint has made provision for potential installation of equipment that may be required in the future. Examples include:

- hoist tracking requiring, re-enforcement of ceilings; this can more easily be dealt with during the initial building and consideration is to be given at county led level
- smart technology: assistance and detection devices that work alongside intelligent appliances, sensors and reminders, which help to enhance the wellbeing and safety of young people. For example, specialist communication equipment or signage; activity monitors that monitor movement or changes in temperature; or personal fire safety assistive technology measures.
- Counties must ensure that the building has natural ventilation and is heated to reflect the needs of the individuals living at the property.
- Consideration will need to be given at county level as to the building's performance, in respect of EPC A (92) as a minimum, which is reflected in the forecast cost range in Appendix (4). It is recognised, if an Authority wishes to improve on this level, there will be a recognised cost implication to the project. This area is to be reviewed in line with Welsh Government minimum standards which are potentially set to be increased in the near future.
- Furnishings and equipment are provided to achieve and meet the needs and, where possible, the preferences of individuals receiving care and support within the county.

Financial

It is widely recognised that there is clear geographical disparity that exists in respect of construction costs dependent on the region you are located in. Significant demographic



differences exist throughout Wales, in respect of the pool of contractors available in the region and the appetite of further afield contractors wishing to work in certain areas. As these are commercial decisions by companies, there has been found to be substantial cost variations between different localities in West Wales, let alone compared with further East and rest of Wales, where there is a higher proportion of contractors available with multi modal road and transport links. Also owing to tourism and population demographics, the costs of acquisitions of land will vary greatly between each region in Wales.

A financial projection of forecast range of construction costs for both single and two storey new build design childrens accommodation in West Wales has been completed, using an average of regional financial data in comparable projects. Please refer to Appendix 4 for the breakdown of figures.

It is worth noting there is a standard minimum blueprint design that will be followed, however there are notable additions which may be required on a project-by-project basis, which have also been costed to provide additional forecast figure. A percentage increase figure has been provided by Ceredigion County Council and Pembrokeshire County Council, which is to be applied on the base rate of the costings in Appendix 4, to support the cost variances within the region of West Wales, across the three different counties.

Summary

This transformational piece of work, which has only been achieved through partnership working and collaboration across a multitude of partners in the region, is set to yield multiple benefits. It is envisaged that moving forward this blueprint will be adopted for new build children accommodation in the region, although county specific tweaks are expected, dependent on land selected for the project and number of units/childrens needs, as required.

Supporting Documentation

1. Appendix 1 – Regional Schedule of Accommodation (SOA) New Build Childrens Residential
2. Appendix 2 – Regional New Build Childrens Residential Single Storey Exemplar Design
3. Appendix 3a -Regional New Build Childrens Residential 2-Storey Exemplar Design
4. Appendix 3b – Regional New Build Design 2-Storey Exemplar Elevations
5. Appendix 4 - Regional Cost Report New Build Childrens Residential

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