

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	15 January 2018
Title:	Church Crookham Junior School Expansion
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Recommendations

- 1.1. That the Executive Member for Education gives approval to the project proposals for the expansion at Church Crookham Junior School, at an estimated total cost of £1,486,000.

2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the permanent expansion of Church Crookham Junior School in Fleet, at an estimated total cost of £1,486,000.

3. Scope of Work

- 3.1 Re-organisation and extension to Church Crookham Junior School to increase the School's capacity from a 4 Form of Entry (FE) to a 5 FE (an increase from 480 to 600 pupils).

4. Contextual Information

- 4.1. The school's net capacity is 510 and there are currently 497 pupils on roll. This project is required to provide 120 additional pupil places at the school predominantly in response to Queen Elizabeth Barracks housing development.
- 4.2. The project was approved at the Executive Lead Member for Children's Services Decision Day on 18 January 2017 and this report outlines the indicative available budget from which the project must be designed and delivered.

5. Finance

- 5.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	1,276	1,494
Fees	210	246
Total	1,486	*1,740

* The Capital Programme allocation is higher than the current estimate and will be adjusted in the January 2018 report.

5.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	133	22	155
2. From Other Resources			
a) Developer Contribution	1,143	188	1,331
Total (excluding Contingency)	1,276	210	1,486

a) Building Cost:

Net Cost = £2,293 per m²
Gross Cost = £5,424 per m²
Cost Per Pupil Place = £12,385

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £77,600 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2017: £202,452.45
Devolved capital as at 31 March 2017: £12,047.52 Deficit

5.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions	0	0	0	82	82

b) Energy Costs:

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

c) Energy Consumption:

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

6. Details of site and existing Infrastructure

- 6.1. Church Crookham Junior School is located between Tweseldown Road and Oakwood in Fleet.
- 6.2. The school site is situated to the east of the town centre and is bounded by residential developments from Sandy Lane, Tweseldown Road and Aldershot Road.
- 6.3. The original school buildings at Church Crookham were built in 1965 and 1967, of SCOLA system built construction. There were extensions added in 2003 and other additions such as canopies.
- 6.4. The building to the east of the site was originally Tweseldown Infant School which the junior school acquired when the infants moved to a new site, allowing the expansion to 4FE. Both buildings have been reclad, with the east block recladding completed in 2015.
- 6.5. Church Crookham Junior School has recently acquired the Children's Centre building.
- 6.6. There are two existing temporary buildings, one located between the school buildings and one on the edge of the playing field. These will be removed on completion of the expansion works.
- 6.7. The existing mains services have been assessed but an allowance has been made for the incoming electrical main to be upgraded.

7. Scope of the Project

- 7.1. The expansion works at Church Crookham Junior School will include:
 - a new single storey two classroom extension
 - Refurbishment and redesign to provide two teaching spaces and a group space

- A enclosed two-storey link
 - Additional new WC's
- 7.2. It is anticipated that works will commence on site during summer 2018 and complete during spring 2019.
- 7.3. It is proposed that the contractor will access the school site by the main school entrance off Tweseldown Road and use the schools one way system which exits onto Oakwood, Fleet. The contractor's compound will be located between the two school buildings, with additional compound set up during the construction of the link building.
- 7.4. No deliveries or movements of vehicles will take place in the restricted period stated within the planning approval, to avoid conflict when pupils are arriving at or departing from the school.
- 7.5. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

8. The Proposed Building

- 8.1. Church Crookham Junior School proposed two classrooms extension will be complimentary in design to the existing school building. The building will be constructed using a steel frame, with insulated render, and brick panels with aluminium windows and doors.
- 8.2. The link building will be steel frame with a light weight cladding and single glazing system to provide a external weather protected shelter.
- 8.3. It is proposed to upgrade the existing kitchen equipment and ventilation system as part of this project.

9. External Works

- 9.1. The external landscape proposals at Church Crookham Junior School will include:
- Improvements to pedestrian and vehicle segregation to the front of the school
 - Improving the fence line to the front of the school to provide better security
 - Additional scooter parking for pupils
 - Extending the external teaching space to the front of the new classroom extension
 - Additional pathways to improve existing pedestrian routes
 - Adding a pathway and improving existing pedestrian routes to provide level access.
 - Soft landscaping between the former Children's Centre and new classroom extension.

9.2. The project will provide additional car parking on the school site which will be in line with the Hampshire County Council On-Site School Parking. There will be 7 additional car parking spaces provided for staff and visitors, 2 of which will be fully accessible.

10. Planning

10.1. A planning application was submitted in November 2017

11. Building Management

11.1. The existing building management arrangements will remain in place.

12. Professional Resources

Architectural	- Culture, Communities & Business Services
Landscape	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services
Drainage/Highways	- Economy, Transport and Environment

13. Consultations

13.1. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix C:

Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents
Fire Officer
Access Officer
Planning Department
Local District Council - Highways

14. Risk & Impact Issues

14.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	Yes
People in Hampshire live safe, healthy and independent lives:	Yes
People in Hampshire enjoy a rich and diverse environment:	Yes
People in Hampshire enjoy being part of strong, inclusive communities:	Yes

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme Board		18.01.2017
Direct links to specific legislation or Government Directives		
<u>Title</u>		<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

RISK & COMBINED IMPACT ASSESSMENT:

1. Equality Duty

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2 Equality Impact Assessment:

- a) The positive impact on the building will provide all pupils safe, high-quality improving accessibility around the site including provision of a new external footpath to avoid existing stepped access. The building has been designed to be fully accessible.

2. Crime Prevention Issues:

2.1 The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

3.1 Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.

- 3.2 With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- 3.3 The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.
- 3.4 The project proposals include the following fire safety and enhanced features:
- Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Reduced fire compartment sizes.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

4. Health and Safety

- 4.1 Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations for the proposed scheme.

5. Climate Change:

- 5.1 The project will incorporate the following sustainability features:

A highly insulated building envelope for the extension including high performance windows, doors and roof lights to reduce energy consumption.

A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.

External lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.

Low water-consumption sanitary installations.

Natural ventilation with heat recovery to main spaces with night-time cooling strategy.

Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.

Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.

The use of timber from sustainable sources.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor John Bennison	Local Member for Church Crookham and Ewshot	20/12/17	The Local Member was consulted and no response was received prior to despatch of the papers.