

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	26 March 2024
Title:	West of Waterlooville Second Primary School, Waterlooville
Report From:	Director of Universal Services

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for the proposed second new West of Waterlooville Primary School at the total cost of £11,400,000.

Recommendation

2. That the Executive Member for Education gives approval to spend £11,400,000 on the project proposals for the second new West of Waterlooville Primary School.

Executive Summary

3. The new West of Waterlooville 2nd Primary School will provide primary education for up to 315 children aged between 4 and 11 years old, together with a resource provision for 8 pupils with special education needs.
4. The proposed new school is required to meet the anticipated demand for primary school places arising from the remaining new homes to be built on the Berewood development to the west of Waterlooville. The school will supplement the primary school places for the development already provided from Berewood Primary School that opened in 2014.
5. The site and funding for the new school is provided by developer contributions secured by the County Council via Section 106 Planning Agreements as part of the planning approval for the wider development.
6. Located on the western edge of the Berewood development, the two-storey school will comprise 11 classrooms, a special education needs resource provision, a hall, learning resource centre, kitchen and ancillary accommodation with hardstanding for informal play and play courts, a staff car

park and playing fields.

7. The school will be run by the University of Chichester Academy Trust, who were selected in a competitive process by the County Council and approved by the Department for Education. The school is planned to open in September 2025.
8. The project was included in the Children's Services Capital Programme approved by the Executive Lead Member for Children's Services on 19 January 2024 with a budget of £11,400,000.
9. Planning permission for the school was granted by the County Council's Regulatory Committee on 18 October 2023.

Background

10. The proposed new school is required to meet the anticipated demand for primary school places arising from the West of Waterlooville Major Development Area, including approximately 2,550 new homes to be built on the Berewood residential development, and the 450 dwellings built on the Old Park Farm development to the north. The new school will supplement the primary school places already provided for these developments by the Berewood Primary School that opened in 2014.
11. The school will have 1.5 forms of entry, providing primary education for up to 315 children aged between 4 and 11 years old, together with a resource provision for 8 pupils with special education needs.
12. The funding for the new school is provided by developer contributions secured by the County Council via Section 106 Planning Agreements as part of the planning approval process for the West of Waterlooville development.
13. The school is to be run by the University of Chichester (Multi) Academy Trust, who were selected in a competitive process by the County Council and approved by the Department for Education. The school is planned to open in September 2025.
14. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 19 January 2024 which outlines the available budget for the project.

Finance

15. The Capital Expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project. The current estimate includes inflation to mid-point construction 1Q25.

Capital Expenditure	Current Estimate	Capital Programme	
		£'000	£'000
Buildings	9,785	9,785	9,785
Fees	1,615	1,615	1,615
Total	11,400	11,400	11,400

16. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	0	0	0
2. From Other Resources			
a) Developer's Contribution	9,528	1,572	11,100
b) Basic Need Grant	258	42	300
Total	9,786	1,614	11,400

- a) Building Cost:
Net Cost = £3,448/m² (excluding abnormal costs)
Gross Cost = £4,638/m²
Cost Per Pupil Place = £27,539
Gross Internal Floor Area: 1,918m²
- b) Furniture & Equipment:
Included in the above figures is an allocation of £471,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees). Broken down as follows:
IT £216,000
FFE £175,000
Kitchen £80,000
- c) School Balances:
N/A – New Academy

Revenue Issues:

17. As this new school will be an academy, the successful academy proposer will need to enter into a revenue funding agreement with the Secretary of State for Education, for the operation of the school, to be effective from the date of the school's opening. As this will be an academy established to meet basic need, the County Council will be responsible for funding an amount to support pre-opening revenue costs and post-opening diseconomies. The County Council's current growth policy, approved by Schools Forum on 12th October 2022, provides an opening school with one off start-up funding of £67,000.

Details of Site and Existing Infrastructure

18. The site for the new school is located on the western edge of the Berewood development, accessed off the western link road, a new road connecting the residential development from north to south. Previously arable farmland, the school site has a slight fall of 2m from northeast to southwest and is set back from the western link road with a wide verge. New housing is located to the east of the school, on the opposite side of the western link road.
19. Prior to the transfer of the ownership of the school site to the County Council from the Developer, three public rights of way are required to be diverted within the Berewood development, including the one that currently traverses the school site. The statutory process for each of these Diversion Orders will need to be concluded satisfactorily prior to land transfer and contract award. The final stage of this process is expected to be achieved by the Developer in late March 2024.
20. The school site is approximately 2.0 hectares, sufficient to accommodate a primary school with 1.5 forms of entry (315 pupils) together with future expansion by a further half form of entry (105 pupils).
21. Vehicular access to the school's staff car park and service area is provided off the western link road to the east of the school site. Grounds maintenance access will be provided from the same location.
22. The site is well connected to the homes and wider infrastructure within the Berewood development with a new cycle way and footpath running north south to the schools western and northern boundary.
23. New services infrastructure will be provided to the site with sufficient capacity for the proposed accommodation and its future expansion to 2 forms of entry.

Scope of the Project

24. The proposed project comprises the construction of the school building, staff car parking, external play areas and playing fields, as shown on the plans in Appendix 1.

The Proposed Building

25. The proposed school building comprises:
 - Main Hall
 - 11 classrooms
 - A classroom for pupils with special educational needs and disabilities
 - A specialist practical classroom
 - Group rooms
 - A learning resource centre
 - Staff room and administration offices
 - Pupil and staff toilets

- Accessible toilets and a hygiene room
- Kitchen
- Other ancillary support accommodation

26. The school building is a two-storey compact form, with the hall, studio and kitchen located on the northern end and the main elevations of the teaching accommodation facing east and west. Single storey canopy structures provide covered play areas to the ground floor classrooms. Vertical fins and brise-soleil provide solar shading to the west and east elevations of the first-floor classrooms.

27. The building will use an off-site manufactured timber frame construction to minimise embodied carbon, finished externally with brick and timber cladding with high-performance aluminium/wood composite windows and doors. A high-performance roof will accommodate an array of solar photo-voltaic panels.

External Works

28. The proposed external works will comprise:

- a hard play court and informal hard play areas
- dedicated play areas adjacent to reception classrooms, key stage 1 classrooms and the special education resource provision
- pedestrian footpaths from the western link road to the east of the site leading to the public entrance of the school and a drop off and pick up area
- a further footpath connection to the public footpath, cycle way to the north connecting to the formal hard play area
- two grassed sports pitches
- a staff car park and service access area
- two covered bicycle and scooter storage areas
- a wildflower habitat area

29. The project will provide staff car parking on the site in accordance with the Hampshire County Council Onsite School Parking Policy as follows:

- 29 car parking bays
- 2 accessible parking bays
- 21 pupil bicycle spaces
- 4 staff bicycle spaces
- 2 powered two-wheeler spaces
- Infrastructure for 4 electric vehicle charging points

Planning

30. Planning permission for the school was granted by the County Council's Regulatory Committee on 18 October 2023.

Construction Management

31. The contractor will access the site from the western link road to the east of the site.
32. Deliveries and movements of vehicles will be coordinated with the Developer of the Berewood development.
33. Morgan Sindall Construction have been appointed as main contractor for the project through the Southern Construction Framework. Construction is anticipated to commence on site during Summer 2024 and complete in Summer 2025.

Building Management

34. Under a lease from the County Council, the University of Chichester (Multi) Academy Trust will be responsible for the building management, repair, maintenance and insurance of the completed school building and site.

Professional Resources

35.

Architectural	Universal Services – Property Services
Landscape	Universal Services – Property Services
Mechanical and Electrical	Universal Services – Property Services
Structural Engineering	Universal Services – Property Services
Quantity Surveying	Universal Services – Property Services
Principal Designer	Universal Services – Property Services
Drainage Engineering	Universal Services – Hampshire Engineering Services

Consultation and Equalities

36. The local Hampshire County Council Member, Cllr Patricia Stallard, has been consulted and is supportive of the proposals.
37. A pre-planning application consultation was undertaken in March 2023.
38. The following have been consulted during the development of this project:
 - Children's Services
 - Executive Lead Member for Children's Services
 - Local County Councillor – Cllr Patricia Stallard

- University of Chichester (Multi) Academy Trust
- Local Residents
- Fire Officer
- Access Officer
- Ecology Officer
- Arboriculture Officer
- Hampshire County Council Strategic Transport Team
- Hampshire County Council School Travel Planning Team
- Hampshire County Council Development Management
- Hampshire County Council 2050 - Planning Department
- Winchester City Council Planning Department
- Developer of Berewood - Grainger plc

39. An Equalities Impact Assessment has been carried out and is included in Appendix 2.

Risk & Impact Issues

Fire Risk Assessment

40. The proposals will meet and be approved through the statutory building regulation process, which includes formal consultation with Hampshire and Isle of Wight Fire Service.

41. The proposals have been assessed in line with the agreed Property Services procedures, including submission and approval by the Property Services fire safety review group. The assessment and discussion with Children's Services has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

Health and Safety

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

Climate Change Impact Assessments

43. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

Carbon Mitigation

44. Carbon emissions from this project arise during the supply of its raw materials manufacture and construction, together with the operational emissions from its heating and power consumption throughout its use.
45. The project will incorporate the following measures to reduce the operational carbon emissions and those embodied in its construction process:
- a highly insulated and airtight building envelope and a natural ventilation heat recovery (NVHR) ventilation system to minimise heating demand
 - energy efficient lighting and heating controls, with daylight linked absence detection to ensure the minimum energy is used
 - an off-site manufactured timber frame construction, with timber from sustainable forestry sources, to minimise embodied carbon
 - a roof-top photo-voltaic array optimised to offset the school's electrical demand
 - a site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained
 - formal post-occupancy evaluation and monitoring to study the in-use energy performance of the completed building once occupied

Climate Change Adaptation

46. Like many schools and buildings across the Council's estate, the school will be vulnerable to the future extreme heat, rain and wind events that will occur with the climate consequences of a global average 2°C temperature rise by 2050. Such events could cause significant disruption to the use of the school.
47. The project will incorporate the following climate change adaptation measures to improve its resilience to summer overheating and flooding:
- a highly insulated and airtight building envelope and NVHR ventilation system to minimise heat gain and enable night-time cooling
 - nighttime purge ventilation during summer months using secure vents and the NVHR system to cool the building's interior
 - vertical shade and canopy structures to the east and west elevations to mitigate summer heat gain and glare
 - tree planting adjacent to the main hard play court to the west of the building, to provide shade and mitigate localised summer heat gain
 - low water consumption sanitary installations
 - soft landscaping to provide a minimum of 10% biodiversity net gain on the site

REQUIRED CORPORATE AND 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

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.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

Equality Duty

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

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

- The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- 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.

Equalities Impact Assessment:

An Equalities Impact Assessment has been carried out and is included in Appendix 2