

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	9 May 2018
Title:	Petersgate Infant School Expansion
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

1.1. That the Executive Member for Education gives approval to the project appraisal for the expansion at Petersgate Infant School.

2. Executive Summary

2.1 This report seeks approval to the project proposals for the permanent expansion of Petersgate Infant School in Clanfield, at an estimated total cost of £1,714,000.

3. Scope of Work

3.1 It is proposed that Petersgate Infant School be extended and reorganised to increase the School's capacity from 2 Forms of Entry (FE) to 3 FE (an increase from 180 to 270 pupils).

4. Contextual Information

4.1 The existing accommodation at the school is a combination of permanent and temporary buildings providing up to 240 pupil places. There are currently 229 pupils on roll. This project will effectively replace the temporary accommodation and provide the required 90 additional places in a permanent building.

4.2 The project was approved at the Executive Lead Member for Children's Services Decision Day on 15 January 2018 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	1,471	1,471
Fees	243	243
Total	1,714	1,714

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)	373	61	434
2. From Other Resources			
a) Developer Contribution	1,098	182	1,280
Total (excluding Contingency)	1,471	243	1,714

a) Building Cost:

Net Cost = £2,354 per m²
Gross Cost = £2,487 per m²
Cost Per Pupil Place = £19,030

Furniture & Equipment:

Included in the above figures is an allocation of approximately £8,000 for the relocation of loose furniture, fittings, equipment and I.T. (inclusive of fees).

b) School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2017 : £28,963.47
Devolved capital as at 31 March 2017 : £6,979.20

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	94	94

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. Petersgate Infant School is located on Green Lane, Clanfield.
- 6.2. The school site is situated in the heart of the village and is bounded by residential developments.
- 6.3. The original Petersgate Infant School is a SCOLA system building constructed in 1976. A two classroom extension was added in 2014.
- 6.4. A 40 place community pre-school is located in the grounds of the school and has been operating since 1992.
- 6.5. There are three temporary classrooms on site to accommodate growth in pupil numbers and with effect from September 2018 all three units will be full. On the completion of this permanent expansion these temporary classrooms will be removed from site.
- 6.6. The existing mains services have been assessed and an allowance has been made for the incoming electrical main to be upgraded to cater for the additional demand.
- 6.7. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

7. Scope of the Project

- 7.1. The expansion works at Petersgate Infant School will include:
 - A new single storey three classroom extension
 - Alterations and refurbishment within the existing building to provide a larger hall, kitchen and internal reorganisation of the general teaching spaces
 - Increased space for small group /Special Educational Needs provision

- A relocated and enlarged food technology space
 - A covered external link between the existing school and proposed new extension
- 7.2. It is anticipated that works will commence on site during autumn 2018 and complete during summer 2019.
- 7.3. It is proposed that the contractor will access the school site by the main school entrance off Green Lane. The contractor's compound will be set up immediately adjacent to the proposed new extension and a separate temporary entrance will be provided for the school to the east of the existing entrance.
- 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. Petersgate Infant School's proposed three classroom extension will be complimentary in scale and form to the existing school building. The building will be constructed using a steel frame with elevations of brick, aluminium windows and doors.

9. External Works

- 9.1. The external landscape proposals at Petersgate Infant School will include:
- Extension of the external teaching space to the front of the new classroom extension
 - Additional cycle and scooter parking for pupils
 - Soft landscaping between the existing sensory play area and new classroom extension
 - Tree removal and replacement
- 9.2. The project will not provide additional car parking as the current provision meets with the Hampshire County Council On-Site School Parking policy.

10. Planning

- 10.1. A planning application is due to be submitted in April 2018.

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

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		15.01.18
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:

EIA to be completed by Children's Services.

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.

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.

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		The Executive Member fully supports the proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Rob Mocatta	Local Member for Petersfield and Butser	10.04.2018	.