

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	9 May 2018
Title:	Boorley Park Primary School
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

1.2 That the Executive Member for Education gives approval to the project appraisal for the proposed new Boorley Park Primary School.

2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the proposed new 2fe Boorley Park Primary School, at an estimated total cost of £6,470,000.
- 2.2 This project is required to meet the anticipated demand for primary school places from the 1400 new homes on the new Boorley Park development in Eastleigh.

3. Scope of Work

3.1 It is proposed to provide a new 2 Form Entry (fe) primary school to cater for a maximum of 420 pupils aged 4 – 11 years which will be located within the new Boorley Park residential development.

4. Contextual Information

- 4.1. In response to the provision of 1400 new homes on the Boorley Park development site, and in the context of the need for additional primary school places within the Eastleigh District, the provision of a new 2FE primary school is proposed to meet the growth in pupil numbers. Further housing development is being planned for the area and as and when this comes forward the proposed primary school can be extended by 1FE (210 places) to meet the demand for further school places.
- 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.
- 4.3. The proposed new Primary School will be a Free school as required by the Department for Education (DfE) and is being funded as part of the DfE Free

School programme and with developer's contributions realised by way of a Section 106 Planning Agreement from the proposed residential development.

4.4. The project is being designed and delivered by the County Council through a local delivery partnership with the Education and Skills Funding Agency (ESFA) and the County Council are working closely with the ESFA and the Wildern Academy Trust who are the academy sponsor for the new school. The new school will be delivered locally by the County Council and it has been designed to a lower cost model to align with the DfE's benchmark standards and funding formula.

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	6,210	6,210
Fees	260	260
Total	6,470	6,470

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)	0	0	0
2. From Other Resources			
a) ESFA Grant and Developer's Contributions	6,210	260	6,470
Total	6,210	260	6,470

a) Building Cost:

Net Cost = £1,812 per m²

Gross Cost = £2,700 per m²

Cost Per Pupil Place = £15,405

Furniture & Equipment:

Included in the above figures is an allocation of approximately £558,000 for the provision of all 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 : £ n/a – New Free School
Devolved capital as at 31 March 2017: £n/a – New Free School*

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	361	361

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. The Boorley Park Primary School will be located on land north of Maddoxford Lane, Botley.
- 6.2. The school site is provided to the County Council under the Section 106 Planning Agreement and is located to the north of Maddoxford Lane, adjacent to the village of Boorley Green (Eastleigh).
- 6.3. The new school site area is approximately 2 hectares and sits at the southern part of the development masterplan. The existing site is located on the former Golf and Country Club and consists of open land bounded by a public right of way to the west, with a well-established belt of mature trees and hedgerow to the north, east and south.
- 6.4. The new incoming services will be provided as part of the new development with sufficient capacity for future expansion on school site.

- 6.5. A new shared access road is also to be provided as part of the new development to serve the new primary school and separate adjacent pre-school provision.
- 6.6. There is provision of good walking routes to the new school from the housing in the new development and there are three separate pedestrian access points to the school site to encourage walking to school. In addition there is pick-up and drop-off parking on the adjacent community sports ground.

7. Scope of the Project

7.1. The proposed works at the new Boorley Park Primary School will include:

- Main hall and adjacent music drama studio
- 14 classrooms
- Group rooms
- Specialist and practical classroom
- Staffroom and staff workspace
- Administration offices
- Pupil and staff toilets
- Accessible toilets and a hygiene room
- Kitchen
- Other support facilities

7.2. It is anticipated that works will commence on site during summer 2018 and complete during summer 2019 for a planned opening in September 2019.

7.3. It is proposed that the contractor will access the school site by the new access road constructed by the developer. The contractor's compound will be accommodated within the new school site.

8. The Proposed Building

8.1. In developing the design of the new school consideration has been given to three key principles in response to the site and context:

- Two storey accommodation to create an economic and compact plan and to allow sufficient site area for future school expansion
- Fully accessible school entrance and hall to relate to community facilities and adjacent pre-school
- Reception and stage 1 classrooms on the ground floor adjacent to outdoor teaching areas and generous external play areas

8.2. The layout comprises of a 'heart' for the school (accommodating learning resource centre, the main hall, studio and main staircase), with an adjacent classroom wing and kitchen block.

8.3. The proposed Primary School layout has been designed to accommodate 2FE as well as allow for future expansion to 3FE. Additional teaching spaces can be added in the future with limited disruption to the rest of the building and site.

- 8.4. The two storey layout is to be compact and simple for easy navigation, passive supervision and provides a safe environment for the young children. A double height open space off the secure entrance lobby accommodates the 'heart' of the school and is the most important circulation space of the building.
- 8.5. The proposed new school is finished externally in a combination of brick cladding with external quality painted aluminium framed glazing, doors and roof lights. There is a high performance roof proposed with a sustainable bio-diverse brown roof finish.

9. External Works

- 9.1. The external landscape proposals at Boorley Park Primary School will include:
- New landscaping including grass playing field and hard play court
 - New car parking
 - Habitat area
 - Hard and soft play areas
 - Reception year specific play areas adjacent to classroom
- 9.2. The project will provide car parking on the school site and meet the provision of Hampshire County Council On-site School Parking Policy. Provision is follows:
- 37 Parking Bays incl. 2 Disabled Bays
 - Space for 2 minibuses
 - Space for 2 motor bikes (with space to expand if needed)
 - 15 sheltered cycle parking stands = 30 bike spaces; and
 - 4 x scooter mushrooms = 48 scooters

Sufficient space has been allowed for additional parking and cycles to accommodate a future 1FE school expansion to the east.

10. Planning

- 10.1. A planning application has been submitted and due for determination in May.

11. Building Management

- 11.1. The school will be governed by the Wildern Academy Trust upon completion.

12. Professional Resources

- 12.1 The new school has been designed by HCC Property Services and the designs taken on and developed by the contractor appointed under the

ESFA procurement framework. HCC Property Services will continue in a strategic role as the Employers Agent, Technical Adviser and Project Manager through to the handover of the project upon completion of construction on site.

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:

- HCC Children's Services
- DfE and ESFA
- Wildern Academy Trust
- Executive Lead Member for Children's Services
- Local County Councillor
- Local Residents
- Fire Officer
- Access Officer
- Eastleigh Borough Council and HCC Planning Department
- The Housing Developer
- Botley Parish Council

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 Capital Programme		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 Statement to be inserted.

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 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 Rupert Kyrle	Local Member for Botley and Hedge End North	10.04.2018	.