

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	19 June 2017
Title:	Mill Chase Secondary School – 6 FE New Build
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the relocation of a secondary school in Bordon at an estimated total cost of £29,990,000.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.3. This project is required to provide a replacement school, on the Budds Lane site, in relation to the Whitehill and Bordon Regeneration Project.
- 1.4. Executive Member approval has been given at Executive Member Policy and Resources meeting on 9 November 2016 for acquisition of the freehold interest in the Budds Lane site from the Ministry of Defence (MOD) and surrender of Hampshire County Council's (HCC) freehold interest in the existing Mill Chase Academy.
- 1.5. This project is a significant investment in education facilities in the town which will make a major contribution to its regeneration following the departure of the MOD in recent years. The County Council has taken leading roles in the provision of a new high quality school building and delivering the additional road infrastructure. It has also actively supported the strategic planning of the town alongside public and private sector partners. A one-off capital contribution of £10 million has been made, on an exceptional basis, to ensure the scale and quality of the building and its landscape demonstrates the positive commitment the Council is making to this community.

2. Scope of Work

- 2.1. It is proposed to provide a new 6 Form of Entry (FE), Secondary School to cater for a maximum of 900 pupils aged 11 to 16 years, with associated external facilities.
- 2.2. The proposals are to relocate the existing Mill Chase Academy, Mill Chase Road, Bordon into a new replacement building off Budds Lane. The proposed school has been designed with the required infrastructure for a

future planned expansion of a further 2FE to a total of 8FE with a capacity for 1200 pupils.

3. Contextual Information

- 3.1. The school will serve the existing catchment area within Whitehill and Bordon, the surrounding villages as well as the ongoing and future residential developments in the town. The proposals form part of the wider Masterplan for Whitehill and Bordon and the proposed school site was identified and agreed with the local planning authority, developer and land owner. Future development proposals include a further 2400 homes, and the relocation of the town centre.
- 3.2. The proposed new secondary school buildings and site will relocate the existing Mill Chase Academy, which is sponsored by the University of Chichester Academy Trust.
- 3.3. The design principles for the new school have been developed in close liaison with the University of Chichester Academy Trust (UCAT), the existing Mill Chase Academy School (MCAS) and officers from Hampshire County Council Children's Services department.
- 3.4. Kier Construction were appointed to the pre-construction stages of the project following a mini-competition to the Southern Construction Framework in July 2016. It is anticipated that the elemental construction packages will be procured over the summer with works commencing on site during the Autumn 2017 and completing during the Summer 2019.
- 3.5. The proposed all weather sports facilities are to be procured separately through the Landscape Contracting Framework which will secure best value for the County Council. This package forms a discrete element of works to the main construction site. The funding and delivery programme is contained within the overall project.
- 3.6. Construction access to the site will be provided for the contractor to the school site off Budds Lane. The contractor's compound will be located adjacent to the proposed development. A second construction access, for the all weather sports pitch contract, is to be provided to the north of the site from Station Road.
- 3.7. A planning application for the relocation of the Mill Chase academy was submitted to in February 2017 and is due to be determined in Summer 2017.

4. Finance

4.1. Capital Expenditure:

Funding for the project of £29,490,000 was approved at the Executive Lead Member for Children's Services Decision Day on 17 January 2017 and this report outlines the available budget from within which the project must be designed and delivered. In line with the rest of the Children's Services Capital Programme, an inflationary uplift has been applied to the anticipated Developer Contributions.

The following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	25,614	25,313
Fees	4,376	4,177
	29,990*	29,490*

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	8,584	1,416	10,000
2. From Other Resources			
a) Developer's Contribution	10,624	1,903	12,527
b) East Hants District Council	629	104	733
c) Education Funding & Skills Agency (PSBP2).	5,777	953	6,730
Total	25,614	4,376	29,990

a) Building Cost:

Net Cost = £2,448 per m²

Gross Cost = £3,160 per m²

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £804,000 for the provision of loose furniture, fittings, equipment and I.T. (inclusive of fees). It is intended that the new furniture and equipment be supplemented with furniture, fittings and equipment being moved from the existing Mill Chase Academy.

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2017: n/a – Academy

Devolved capital as at 31 March 2017: n/a - Academy

4.3. 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	1,641	1,641

b) *Energy Consumption:*

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

5. Risk & Impact Issues

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

6. Details of site and existing Infrastructure

- 6.1. The proposed site is currently used as a public recreation ground and is to the north of Budds Lane, Bordon, adjacent to the existing Bordon Infant and Junior School. Part of the recreation ground site is being retained by Whitehill and Bordon Regeneration Company (WBRC) for future development.
- 6.2. The existing site is mainly laid out as sports pitches. Located in the centre of the site is a hard play area with a skateboard park. This will be relocated by WBRC to the adjoining site to the west.
- 6.3. The east side of the site is occupied by the former Garrison's Football ground – The Daly Ground. The grandstand and changing rooms have been demolished by the WBRC however it is intended that the floodlighting will be retained.
- 6.4. The site is bordered by mature mixed woodland. Tree clearance, demolition of the existing buildings and other mitigation work will be completed prior to the site ownership being transferred to Hampshire County Council in the Summer 2017.

6.5. New mains temporary and permanent utility services for the construction and completed building will be connected to the existing services along Budds Lane. The proposed foul water drainage will be connected to an existing sewer that crosses the site. Surface water drainage will be attenuated on site utilising sustainable drainage features. Required consent and work will be carried out by WBRC prior to the site transferring to HCC ownership under the Section 106 Agreement.

7. Scope of the Project

7.1. The construction of the new Mill Chase Academy Secondary School will include:

- 22 general classrooms
- 7 science classrooms
- Design Technology classrooms
- Special Educational Needs (SEN)/Resource Provision teaching spaces
- Music and drama classrooms and recital spaces
- Drama studio
- LRC and adjacent ICT classrooms
- 2 art rooms with 3 adjacent classrooms
- 2 pastoral care spaces
- 2 conference rooms
- Staff room, PPA space, offices and workspaces
- Administration offices
- Pupil and staff toilets
- Accessible toilets and hygiene room
- Ancillary support facilities such as plant rooms, storage and caretaker's room

7.2 The school will also provide the following accommodation for extended use by the community:

- Assembly hall with provision for 2 badminton courts
- School entrance and reception space
- External sports pitches, synthetic turf pitch (STP) and Multi-use-games-area (MUGA)
- Sports hall with provision for 4 badminton courts, activity studio and changing rooms
- Dining room with adjacent kitchen

It is intended that the extended community use of the proposed school will be subject to the completion of a Community Use Agreement as required by the associated S106 Agreement for the development

8. The Proposed New School Buildings

- 8.1. The proposal is based upon a school campus model with a landscaped central court at the heart of the school. This is bounded by north and south teaching wings with an assembly hall and adjacent music and a drama faculty to the west end and sports hall with changing spaces and activity studio to the east end of the courtyard.
- 8.2. A key aspect of the design is to provide a welcoming and accessible school with an array of diverse teaching environments which are able to adapt to changing learning styles and meet the needs of all pupils. There is also a requirement to have a strong connection from the inside to outside to meet the ambition of the Academy Trust and school to teach outdoors and maximise the wider benefits of the site.
- 8.3. The proposals for the design of new school are intended to compliment key buildings of interest identified as important which are to be retained. These include various former garrison buildings and other key public buildings across Whitehill and Bordon and it is proposed to use a similar red brick construction for the new school buildings. Roofs will be finished with a high performance roofing system with aluminium windows and doors.
- 8.4. The school building configuration and classroom design have been developed to maximise daylight and offer views out to the surrounding woodland setting.
- 8.5. External canopies to the buildings will provide covered and safe access between buildings with external lighting to the car park and adjoining footpaths. This will be controlled to avoid disturbance to residents and ecology along the woodland margin.

9. External Works

- 9.1. The external landscape proposals at Mill Chase Academy Secondary School will include:
 - A Multi-Use Games Area (MUGA), with infrastructure for floodlights to be installed in the future, to the north of the site
 - A floodlit Synthetic Turf Pitch (STP) to the north of the site
 - A staff car park to the north west of the site
 - Covered and secure cycle storage in three locations
 - Separate covered cycle area with space for Powered Two Wheelers (PTW) in the staff car park
- 9.2. Five access points have been proposed around the boundary of the site for increased pedestrian and cyclist access. Footpaths along Budds Lane will enter the site at each corner to separate pedestrians and traffic movements on the school site.

- 9.3. The school car park is to be located to the west of the site to separate vehicle movements from pupils and take advantage of natural tree cover to minimise the visual impact from Budds Lane.
- 9.4. A one way traffic circulation system is proposed to the school frontage with single and separate points of access and egress of school bus and staff traffic. This will double up as a visitor and delivery parking area during the school day outside of the busy drop-off and pick-up times.
- 9.5. Access to the school beyond the secure line will be via intercom at the school's main reception.

10. Car Parking

- 10.1. The project will provide staff car parking on the school site which will be in line with the Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Lead Member for Children's Services on 25 March 2013). There will be 84 car parking spaces provided for staff, 4 of which will be fully accessible.

11. Planning

- 11.1. A planning application was submitted on 06 February 2017.

12. Building Management

- 12.1. The new school building management arrangements will be managed by the University of Chichester Academy Trust.

13. Professional Resources

Architectural Design	- Culture, Communities & Business Services
Interior Design	- 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	- Economy, Transport and Environment
Transport	- Economy, Transport and Environment

14. Consultations

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

Academy Principal
 Academy Senior Management Team
 University of Chichester Academy Trust
 Academy Governors
 Bordon Infant and Junior Schools
 Children's Services
 Executive Lead Member for Children's Services
 Whitehill and Bordon Development and Implementation Board

Whitehill and Bordon Strategy Board
National Energy Foundation
East Hants District Council
Local County Councillor
Local Town Council
Local Community Groups
Local Residents
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer

15. Recommendations

- 15.1. That the Executive Member for Education gives approval to the project proposals for a new 6FE secondary school at Budds Lane, Bordon, at an estimated total cost of £29,990,000.
- 15.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.4 and 3.5 of this report.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Proposed Provision of a Replacement School for the Mill Chase Academy, Whitehill and Bordon	7786	09.11.2016
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.)

<u>Document</u>	<u>Location</u>
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 buildings and wider site will replace the existing outdated buildings and site creating a contemporary and diverse learning environment for the pupils using the school and for the wider community. The building has been designed to be open, transparent and accessible to the wider community.
- b) The building has been designed to be fully accessible and to comply with all current legislation and has been reviewed by the access team for Hampshire County Council.

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 procedures, and confirmed that the provision of sprinklers is not proposed in this instance. The building's management and maintenance is the responsibility of the Academy Trust. They will also insure the buildings independently against fire and other occurrences. The risk is different for the Council as it self-insures against damage by fire and flood given the scale of the total estate.
- 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.
- 4.2 Local management arrangements will be put in place to manage the health and safety impact to all.

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.

Acoustic attenuation to allow natural ventilation.

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 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.

Extended roof canopies and solar shading above large glazing areas to avoid summer time overheating.

The new building will include appropriately sized Photovoltaic Solar Panels.

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 Adam Carew	Local Member for Whitehill, Bordon and Lindford	18.05.2017	Councillor Carew briefed 26.05.17 and is in support of the proposals.