

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	19 June 2017
Title:	Rownhams St. John's Church of England Primary School Expansion
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 permanent expansion of Rownhams St. John's Church of England Primary School, at an estimated total cost of £551,000.
- 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 additional pupil places at the school arising in response to increased student numbers in the local area.

2. Scope of Work

- 2.1. It is proposed to construct a one classroom extension to Rownhams St. John's Church of England Primary School to increase the schools capacity from 280 places to 315 places (an increase of 35 pupils).
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 18 January 2017 and this report outlines the available budget from within which the project must be designed and delivered.

3. Contextual Information

- 3.1. Rownhams St. John's Church of England Primary School is located off Bakers Drove in Rownhams. The primary school's net capacity is 280 and there are currently 294 pupils on roll.
- 3.2. It is proposed that the works be procured through a competitive tender process. It is anticipated that works will commence on site during Winter 2017 and complete during Summer 2018.
- 3.3. The contractor will access the school site by the main school entrance off Bakers Drove. The contractor's compound will be located adjacent to the proposed extension.

- 3.4. No deliveries or movements of vehicles will take place at the start or end of the school day, in order to avoid traffic conflict when pupils are arriving at or departing from the school.
- 3.5. 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.

4. Finance

4.1. 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	473	473
Fees	78	78
	551	551

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)	221	37	258
2. From Other Resources			
a) Developer's Contribution	252	41	293
Total	473	78	551

a) Building Cost:

Net Cost = £2,507 per m²

Gross Cost = £3,817 per m²

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £12,000 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: £42,782.15

Devolved capital as at 31 March 2017: £19,015.92

4.4 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	30	30

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 existing school was built in phases between 1975 and 1985 and the school is predominantly single storey construction. The school buildings are brick with pitched and tiled roofs and aluminium windows and doors.
- 6.2. The school consists of 10 classrooms, the most recent of which was built in 2013. A two classroom block was added in 2013 to replace a temporary building at the site.
- 6.3. The main hard play area surrounds the school to the south and west with a playing field to the north.
- 6.4. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.5. 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 Rownhams St. John's Church of England Primary School will include:

- A single Reception classroom extension
- Alterations to the main school entrance area

8. The Proposed Expansion

8.1. The proposed single storey extension is designed to complement the form, character and scale of the original buildings to which they adjoin. External walls will be of load bearing brick with high performance roof and powder coated aluminium windows and doors.

9. External Works

9.1. No significant external works are planned at the school. Minor works include:

- Alteration to the existing fence in the early years play area
- Making good hard-standing on completion of works

10. Planning

10.1. Planning for this project has been approved under Permitted Development.

11. Building Management

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

12. Professional Resources

Architectural	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services

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. Recommendations

- 14.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion at Rownhams St. John's Church of England Primary School, at an estimated total cost of £551,000.
- 14.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.2 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>
Children's Services Capital Programme 2017/18 to 2019/20	7917	17.01.2017
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.)

<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 extension and refurbished areas have been designed to comply with all current legislation have been reviewed by the access team for Hampshire County Council.
- b) The classroom and main entrance will have level access, colour contrast and an acoustic strategy along with fitted furniture design for accessibility.

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.
 - 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.
 - 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.
 - 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.
 - 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 Roy Perry	Local Member for Romsey Rural	18.05.2017	Councillor Perry is in support of the proposals.