

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	20 September 2017
Title:	Kings' School Winchester New Teaching Block and additional Car Parking
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 Kings' School in Winchester, at an estimated total cost of £2,800,000.
- 1.2 The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project, including associated external works.

2. Scope of Work

- 2.1 It is proposed to construct a new two storey, four classroom teaching block for IT/Business Studies with associated external works. The school's capacity will not increase and remain as 11 Forms of Entry (FE).

3. Contextual Information

- 3.1 The Kings' School net capacity is 1650 and there are currently 1680 pupils on roll. This project will provide additional IT teaching spaces and not additional pupil places at the school.
- 3.2 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.
- 3.3 The financial resources for this project was secured from the sale of the former boarding house on a nearby site. The County Council made the commitment to share the proceeds of sale and provide additional accommodation at the school to improve the capacity and quality of teaching and learning facilities. The balance of the receipt is being utilised to offset pressures elsewhere in the Children's Services Capital Programme.

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	2,403	2,403
Fees	397	397
	2,800*	2,800 *

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	0	0	0
2. From Other Resources			
a) Capital Receipt	2,403	397	2,800
Total (excluding Contingency)	2,403	397	2,800
Total	2,403	397	2,800

4.2.1 Building Cost:

Net Cost = £2,986 per m²

Gross Cost = £4,669 per m²

Cost Per Pupil Place = £N/A

4.2.2 Furniture & Equipment:

Included in the above figures is an allocation of approximately £98,300 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

4.2.3 School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2017: £1,689,218.12

Devolved capital as at 31 March 2017: £70,227.09

4.3 Revenue Issues:

4.3.1 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	154	154
Unit cost (£) (e.g. per place)					
% variation to Committee's budget					
Number of additional Staff (fte)					

4.3.2 Energy Costs:

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

5 Details of site and existing Infrastructure

- 5.1 Kings' School is located off Romsey Road, Winchester.
- 5.2 The school occupies a site of approximately 12ha and is surrounded on its southern, eastern and western boundaries by mainly residential development.
- 5.3 Kings' School is a typical secondary school campus with a variety of buildings, many dating from the 1960's.
- 5.4 The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.

6 Scope of the Project

- 6.1 The expansion works at Kings' School will include:

- New IT/Business Studies classrooms
 - Pupil toilets including an accessible wc
 - Staff offices
 - New external court/yard and social space
 - Addition of 19 car parking spaces
- 6.2 It is proposed that the works be procured via a competitive tender process.
- 6.3 It is anticipated that works will commence on site during Winter 2017 and complete in the Autumn of 2018
- 6.4 It is proposed that the contractor will access the school site by the main school entrance off Romsey Road. Carefully controlled and managed site traffic will use the service road south of the sports hall to access the contractor's compound.
- 6.5 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.
- 6.6 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.
- 6.7 To facilitate a suitable contractor's compound area on the existing play courts adjacent to the works, Kings' School have agreed to find alternative locations for the provision of tennis during the construction period.

7 The Proposed Expansion

- 7.1 The proposed two storey teaching block comprises of the following elements:
- Two classrooms at each floor level.
 - Entrance foyer.
 - Staff offices
 - Toilets at each floor level.
 - Staircase and lift.
 - Plantroom.
- 7.2 The building will be of steel frame construction with double glazed aluminium doors and windows. The external walls will be finished with quality non-combustible cladding with a high performance roof.

8 External Works

- 8.1 The external landscape proposals at Kings' School will include:
- Hard landscaping, with a newly defined northern courtyard.
 - Reconfigured tennis courts with improved floodlighting.

- Student seating areas
- New tree planting.

8.2 The project will provide 19 additional car parking spaces to address a historic parking shortfall on site. The existing vehicular access at the school will remain unchanged.

9 Planning

9.1 Planning was approved on 28 July 2017.

10 Building Management

10.1 The existing building management arrangements will remain in place.

11 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	- Economy, Transport and Environment

12 Consultations

12.1 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

13 Risk & Impact Issues

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

14 Recommendations

14.1 That the Executive Member for Education gives approval to the project proposals for the Kings' School, at an estimated total cost of £2,800,000.

14.2 That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 6.2 of this report.

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 Service Capital Programme Update		18 January 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 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 positive impact of the building is easing timetable congestion which has now become a significant management problem for the school. The building has been designed to be easy to use fully accessible.
- b) The building has been designed to be fully accessible to users with physical disabilities via inclusion of platform lift and to comply with all current legislation. The design has been reviewed by the access team for Hampshire County Council.

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 detection, 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 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.

Low energy mechanical heating and cooling units provide a constant supply of fresh air to the teaching and office spaces, regulating internal temperatures and also allowing secure night time cooling of the spaces.

Energy efficient lighting and heating controls. Light fittings 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.

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.

Strategic placement of solar shading and extended roof canopies to large glazing areas to minimise summer time overheating.

In line with HCC policy the extension will include appropriately sized photovoltaic solar panels at roof level.

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 Martin Tod	Local Member for Westgate, Winchester	December 2016	Supportive of proposals