

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	20 September 2017
Title:	Whitchurch CE (Controlled) 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 Whitchurch CE (Controlled) Primary School in Whitchurch, at an estimated total cost of £2,000,000.
- 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 classroom block together with an extension to the existing hall to increase the schools capacity from 2 Forms of Entry (FE) to 2.5FE (an increase from 420 to 525 pupils).

3. Contextual Information

- 3.1 Whitchurch CE (Controlled) Primary School net capacity is 420 and there are currently 436 pupils on roll aged 4 – 11 years. This project will provide 105 additional pupil places at the school needed in response to increased pupil numbers in the Whitchurch area.
- 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.

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	1,717	1,717
Fees	283	283
	2,000*	2,000 *

* 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)	679	112	791
2. From Other Resources			
a) Developer's Contribution	1,038	171	1,209
Total	1,717	283	2,000

4.2.1 Building Cost:

Net Cost = £2,451 per m²
Gross Cost = £3,680 per m²
Cost Per Pupil Place = £19,051

4.2.2 Furniture & Equipment:

Included in the above figures is an allocation of approximately £113,805 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: £133,255.52

Devolved capital as at 31 March 2017: £145.13

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	110	110
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 Whitchurch CE (Controlled) Primary School is located off Daniel Road and McFauld Way, Whitchurch.
- 5.2 The school site is situated to the south east of the town centre with the River Test running along the site's northern boundary. The site is bounded by a residential housing estate to the south and common land parkland to the east.
- 5.3 Whitchurch CE (Controlled) Primary School was constructed in 1970 using the SCOLA system building construction and included a two storey classroom block. A single storey block was added in 1998 to provide 6 additional classrooms. There is currently a temporary classroom unit on site which is due to be removed upon completion of the proposed re-cladding works to the existing school which follows on from this project.
- 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 Whitchurch CE (Controlled) Primary School will include:

- A new single-storey four classroom block, incorporating pupil wc's, accessible wc, storage and plant room,
 - A single-storey extension to the existing main school hall,
 - Associated hard and soft landscaping and car parking.
- 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 Summer 2018 and complete during Spring 2019.
- 6.4 It is proposed that the contractor will access the school site by the main vehicle entrance off Daniel Road. The contractor's compound will be located within the existing staff car park and a levelled area of ground behind the existing boiler house.
- 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.

7 The Proposed Building

- 7.1 The existing school site is sloping and, for that reason, it is proposed to construct the new classrooms as a stand alone block to the north of the existing school buildings at a lower level adjacent to the existing playground. There will be a ramp and stepped access to the main school building.
- 7.2 The proposed new classroom building and the existing hall extension will be constructed of structural timber frame with fire treated timber cladding, non-combustible cladding panels and with high performance roofs. All external windows and doors will be aluminium.
- 7.3 It is proposed to refurbish the existing kitchen as part of this project.

8 External Works

- 8.1 The external landscape proposals at Whitchurch CE (Controlled) Primary School will include:
- Landscaping to improve pedestrian and vehicle segregation at the front of the school
 - 7 additional parking spaces
 - A new accessible parking bay
 - Additional cycling parking
 - Replacement tree planting
 - Stepped and ramped access to new teaching block
- 8.2 The additional car parking spaces will be in line with the Hampshire County Council on-site school parking standards.

8.3 A new footpath will be added within the school site to improve pedestrian safety to the front of the school.

9 Planning

9.1 Planning was approved on 25 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
Portsmouth Diocese

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 expansion at Whitchurch CE (Controlled) Primary School, at an estimated total cost of £2,000,000.

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> Children's Services Capital Programme Update	<u>Reference</u>	<u>Date</u> 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.)

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:

- a) The positive impact on the building is improved access in different areas of the building and site for users with physical disabilities. The building has been designed to be fully accessible.
- b) The building has been designed to improve pedestrian access to the school, improved accessible parking, improved access between the lower play area and the main school.

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.

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.

Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.

Extensive use of sustainable timber in the design further reduces carbon emissions associated with construction.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Peter Edgar, Executive Member for Education	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Tom Thacker	Local Member for Whitchurch and The Cleres	29.08.17	The Local Member was consulted and no response was received prior to despatch of the final papers.