

HAMPSHIRE COUNTY COUNCIL

Decision Report

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| Decision Maker: | Executive Lead Member for Universal Services |
| Date: | 20 May 2024 |
| Title: | Project Appraisal: SCOLA Recladding at Crookhorn College, Henry Beaufort School and Hart Plain Infant School |
| Report From: | Director of Universal Services |

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Purpose of this Report

1. The purpose of this report is to provide detail and seek approval for the 'SCOLA recladding' of three schools.

Recommendations

2. That the Executive Lead Member for Universal Services approves the Project Appraisal for the SCOLA recladding at Crookhorn College, Henry Beaufort School and Hart Plain Infant School, as outlined in this report.
3. That approval be given to procure, spend and enter into necessary contractual arrangements, in consultation with the Head of Legal Services, to implement the proposed SCOLA recladding together with associated works as set out in this report to:
 - Crookhorn College, at an estimated cost of £3.450million to be funded from School Condition Allocation
 - Henry Beaufort School, at an estimated cost of £3.480million to be funded from School Condition Allocation
 - Hart Plain Infant School, at an estimated cost of £1.400million to be funded from School Condition Allocation.
4. That authority to make the arrangements to implement the scheme, including minor variations to the design or contract, be delegated to the Director of Universal Services.
5. That authority is delegated to the Directory of Universal Services, in consultation with the Head of Legal Services, to progress any orders, notices, or statutory procedures and secure any consents, licences, permissions, rights or easements necessary to enable implementation of this scheme.

Executive Summary

6. Property Services has a well-established and ongoing programme to reclad (replace the external envelope of) its SCOLA buildings. The work is necessary as several building components including the windows and doors, the cladding and the roof coverings are at the end of their life.
7. The buildings have very poor thermal performance, being cold in the winter and suffering from overheating in the summer. Some of the opening windows have been fixed in the closed position as they are unsafe to operate and present a health and safety risk.
8. The proposed work will see windows and doors replaced with new thermally efficient, double glazed and low maintenance units. Brickwork and other panels will be insulated, and the roof recovered with a high performance felt with additional insulation. As necessary, any asbestos will be removed and fire precautions upgraded as part of the work. Where needed, lighting will be replaced with low energy LED lighting which will provide a better quality of light, enhancing the teaching spaces and reducing energy costs.
9. The reclad buildings will be well insulated, which will reduce the amount of heating needed and this in turn reduces the building's running costs and carbon emissions. The current condition doesn't necessitate replacement of the heating system at this time, however the reclad buildings will also be suitable for the installation of a heat pump as appropriate when it does. The works will improve roof rainwater drainage and include additional ventilation to mitigate against heatwaves and provide resilience to climate change.
10. Works are planned to start in the summer of 2024 to utilise the school summer holiday and to avoid exam periods in the schools.
11. Funding for the project is from the Department for Education (DfE) Schools Condition Allocation, a grant for the improvement of school buildings.

Contextual Information

12. The buildings to be reclad are all constructed using the 'SCOLA 2' system which comprises a steel frame, single glazed 'Crittall' type windows and cladding, with single skin brickwork panels under an asphalt covered flat roof. Although the structural frames are in good condition, the roof, cladding and windows are at the end of their life. The proposals include the replacement of the cladding and roof coverings to address these building defects.
13. SCOLA is an acronym for the 'Second Consortium of Local Authorities' where a group of local authorities, including amongst others Hampshire, West Sussex and Dorset County Councils, worked together to produce a standard design for new buildings to meet the challenges of additional pupils due to the post war baby boom and a scarcity of building materials. Approximately 40% of Hampshire Schools are SCOLA buildings, which equates to around 25% of all SCOLA buildings nationally.

14. Due to their original construction material including substantial glazed elevations, these buildings have very poor thermal performance, being cold in the winter and suffering from overheating in the summer. Some of the opening windows have been fixed in the closed position as they are unsafe to operate and present a health and safety risk. Other windows fail to close properly, exacerbating the lack of heating in the winter.
15. The projects at Crookhorn College and Henry Beaufort School were added to the Capital Programme in 2021. They formed two of several large projects brought forward following the allocation of an additional £8 million of SCA funding in August 2020. This funding formed part of the Government's economic stimulus in response to the Covid-19 pandemic and enabled HCC to provide long term visibility to the supply chain and confidence of pipeline, in what was becoming an increasingly challenging environment to secure both materials and resources. Due to their scale, SCOLA projects progress at a delivery rate of around two to three per year, however the further impacts of inflation and developments in design approach over the three years between inception and detailed scope necessitated an uplift of funding to each. This was noted and agreed within the Universal Services Capital Programme report of January 2024.
16. The works to each of the buildings are set out below but will comprise replacement of windows and doors, replacement of cladding panels and increasing insulation. The flat roofs will be upgraded with insulation to improve the thermal performance, together with the installation of Natural Ventilation Heat Recovery (NVHR) units to ensure compliance with current legislation. The refurbishment will give the buildings a new lease of life and enhance the learning environment (warmer in the winter and cooler in the summer) along with enhanced fire safety.
17. The work will reduce ongoing maintenance and running costs by:
 - addressing regular reactive issues such as roof leaks and broken/jammed window latches or handles
 - using self-finished materials, such as powder coated window and door frames, together with render and brickwork without fascia or soffits that won't require regular painting
 - specifying appropriate quality materials with guarantees / warranties to give longevity
 - improving insulation which reduces the amount of heating required together with energy efficient lighting and other equipment, reducing electricity costs
18. Aligning with Property Services' strategy to "future proof" its work for greater decarbonisation in due course, provision has been made so that the buildings will be suitable for a heat pump at such point as condition or available grant funding make it appropriate to renew its heating system in the future.

Hart Plain Infant School – SCOLA Recladding

Overview

19. Hart Plain Infant school in Waterlooville was originally constructed as a two-form entry infant school in 1960, comprising of teaching classrooms, ancillary spaces and admin offices. A later kitchen and hall extension was built in 1968, followed by a single-story SCOLA teaching block, outlined in red on the plan below, in 1970.



20. Funding for the project was approved at the Executive Lead Member for Universal Services Decision Day on 15 January 2024. A breakdown of the proposed funding for this project is noted in the financial section below.
21. The scope comprises:
 - replacing the existing glazing with a thermally improved performance glazing system
 - over-roofing the roof to the SCOLA element with insulation and a high-performance roofing system
 - Natural Ventilation Heat Recycling (NVHR) system
 - insulating between the existing SCOLA brickwork cavities
 - replacing the existing non-LED lighting with LED lighting to reduce the lighting energy demand of the school.
22. Work is planned to start on site at the end of Summer 2024. It is proposed that the school will move out of the SCOLA block during the summer holidays. They will decant until works have completed in January 2025.

Crookhorn College – SCOLA Reclad (Goodwood Block)

Overview

23. The project to reclad Goodwood Block at Crookhorn College in Waterlooville with an outline project appraisal was originally presented at the [Executive Member for Commercial Strategy, Human Resources and Performance Decision Day](#) on 17 March 2021. The Executive Member approved the high-level budget allocations for the 2021/22 repairs and maintenance programme for the schools estate, including carry forward of unspent funding from 2020/21.
24. Following more detailed scoping, an uplift in funding was approved as part of the Universal Services Proposed Capital Programme by the [Executive Lead Member for Universal Services](#) at the Decision Day on 15 January 2024.
25. A breakdown of existing funding for this project is noted in the financial section below.
26. The Goodwood block, outlined in red in the plan below, was constructed in the late 1960s and is used largely for teaching English with some Special Educational Needs (SEN) provision, comprising of 10 teaching spaces plus ancillary areas.



27. The impact of inflation since the schemes were first added to the programme, plus clarification of the scope of work to incorporate NVHR units for climate change adaption, has increased the value of the scheme.

28. In addition to the work included in the recladding project, the school has agreed with Childrens Services to enable Resource Provision for Special Educational Needs (SEN) at the school within Goodwood Block. To minimize the disruption to the school and to provide cost efficiencies through undertaking similar works on site at the same time it is proposed to include the provision of new specialist toilet facilities and a new office as part of the work. Funding for this work will be through the SEND High Needs Capital Funding budget which was approved at the Executive Member for Education Decision Day on 20 February 2024.
29. Work is planned to start on site in Summer 2024. 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. Temporary classrooms will be installed on site to facilitate the project and ensure the school can continue to teach a full curriculum. The project is expected to complete in the Spring of 2025.

Henry Beaufort School – SCOLA Reclad (S Block)

Overview

30. The project to reclad Warsaw 'S' Block at Henry Beaufort School in Winchester with an outline project appraisal was originally presented at the [Executive Member for Commercial Strategy, Human Resources and Performance Decision Day](#) on 17 March 2021. The Executive Member approved the high-level budget allocations for the 2021/22 repairs and maintenance programme for the schools estate, including carry forward of unspent funding from 2020/21.
31. Following more detailed scoping, an uplift in funding was requested as part of the Universal Services Proposed Capital Programme that was approved by the [Executive Lead Member for Universal Services](#) at the Decision Day on 15 January 2024.
32. A breakdown of existing funding for this project is noted in the financial section below.
33. The S block, highlighted in red in the plan below, was constructed in the late 1960s and is used largely for teaching Science, comprising of nine teaching spaces plus ancillary areas.



34. The impact of inflation since the schemes were first added to the programme, plus clarification of the scope of work to incorporate NVHR units for climate change adaptation, has increased the value of the scheme.
35. It is also proposed to add the replacement of the hot and cold water pipework and the re-roofing of the adjacent Admin block into this project which were approved in an Officer Decision Record on 14 December 2022. This will minimise disruption to the school and give cost efficiencies through linking together similar works on the site.
36. Work is planned to start on site in Summer 2024. 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. Temporary classrooms will be installed on site to facilitate the project and ensure the school can continue to teach a full curriculum. The project is expected to complete in Spring 2025.

Finance

37. The proposed works would be fully funded from the School Condition Allocation grant, plus a small element from SEND high needs capital funding, as set out below.

38. Hart Plain Infant School

| Financial Provision for Total Scheme | Buildings £ | Fees* £ | Total £ |
|--|------------------------|--------------------|--------------------|
| School Condition Allocation (SCA) 2024/25 | 1,202,000 | 198,330 | 1,400,330 |
| Total | 1,202,000 | 198,330 | 1,400,300 |

39. Crookhorn College

| Financial Provision for Total Scheme | Buildings £ | Fees* £ | Total £ |
|--|------------------------|--------------------|--------------------|
| School Condition Allocation (SCA) 2024/25 | 2,832,618 | 467,382 | 3,300,000 |
| SEND High Needs Capital Funding 2024/25 | 128,755 | 21,245 | 150,000 |
| Total | 2,961,373 | 488,627 | 3,450,000 |

40. Henry Beaufort School

| Financial Provision for Total Scheme | Buildings £ | Fees* £ | Total £ |
|---|------------------------|--------------------|--------------------|
| School Condition Allocation (SCA) 2024/25 SCOLA | 2,660,944 | 439,056 | 3,100,000 |
| School Condition Allocation (SCA) 2024/25 Roofing | 274,678 | 45,322 | 320,000 |
| School Condition Allocation (SCA) 2024/25 Pipework | 51,502 | 8,498 | 60,000 |
| Total | 2,987,124 | 492,876 | 3,480,000 |

* Fee applied to the project relates to costs of the design and management of the project which includes detailed design, production of tender information, obtaining statutory approvals, contract administration and construction quality control.

Programme

41. Works will commence on all schemes in Summer 2024 with completion scheduled for Summer 2025.

Consultation and Equalities

42. There have been detailed discussions with the school leadership teams who have discussed the projects with their governing bodies, and they are supportive of the projects.
43. The local County Councillors have been contacted to make them aware of the projects and to offer a detailed briefing. The County Councillor for Henry Beaufort School requested information on accessibility and further details have been provided. No other comments have been received.
44. An Equalities Impact Assessment (EIA) has been carried out for the works, which are to replace end of life building components, and include accessibility improvements. Replacement of external doors will improve access for people with mobility issues and wheelchair users with easy access door thresholds, and colour schemes will be designed with people with visual impairments in mind, giving a positive impact for the protected characteristic of disability. Henry Beaufort school will include a new accessible fire escape from the first floor. Detailed plans are in place with the schools to ensure that there are no impacts to site users during the works, by providing additional temporary accommodation or staggering works as appropriate. The works will also improve the quality of the teaching accommodation, in particular improving ventilation and measures to prevent overheating, which has been shown to improve educational attainment, demonstrating a positive impact on the protected characteristic of age. There are no negative effects from undertaking the work. Therefore, the overall impact of the is positive for those in the protected characteristic groups of age and disability.

Climate Change Impact Assessments

45. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
46. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from climate change, which could affect the building. The schemes are considered to have a low vulnerability to these factors, and a low vulnerability overall.
47. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will align with BB 101 (Building Bulletin guidance on ventilation, thermal comfort and indoor air

quality in school buildings) and will incorporate the following features to reduce energy consumption and mitigate the impacts of climate change:

- enhanced thermal insulation to the external envelope, both walls and roof
- provision of NVHR to improve ventilation to teaching spaces
- provision of 'solar glass' to south and west facing elevations which reduces solar gain and glare
- replacement of non-LED lighting.

Climate Change Adaptation

48. The works include improvements to the roof drainage systems to mitigate against storms and increased rainfall. The building has been thermally modelled and ventilation systems will be installed to mitigate against heatwaves.

Carbon Mitigation

49. The works will include additional insulation to reduce the amount of heating required which will reduce the building's carbon emissions. The buildings will also be enabled as 'heat pump ready' to facilitate low carbon heating in the future when the heating systems require replacing.

Statutory Procedures

50. The works at Crookhorn College and Henry Beaufort School will require planning permission and applications have been submitted for both schemes. Permission will be obtained prior to the works starting on site.
51. Building control approval will be required for all schemes, this will be obtained before the work commences.
52. Initial environmental assessments have been undertaken and further surveys are required at Crookhorn College before the works start on site. If necessary, an ecology license to undertake works will be obtained.

Land Requirements

53. The works at Henry Beaufort school and Hart Plain Infant are being undertaken on Hampshire County Council owned land.
54. The works at Crookhorn College are being undertaken on land owned by the school's Foundation Trust. Hampshire County Council have a duty to maintain the site and buildings. All necessary permissions are in place for the work.

Maintenance and operating implications

55. The works will reduce the cost of maintenance through the provision of low maintenance components such as powder coated aluminium windows and doors, self-coloured render and brickwork panels.
56. The high performance roof felt will have an insurance backed guarantee of 25 years and replacement will benefit the reactive attendance to address leaks.
57. Costs in operation will be reduced as a result of the additional insulation benefitting heating costs, and the LED lighting reducing lighting costs for both use and lamp replacement.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

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|---|-----|
| Hampshire maintains strong and sustainable economic growth and prosperity: | no |
| 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: | no |

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.)

Document

Location

None

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

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 by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

2.1 An Equalities Impact Assessment (EIA) has been carried out for the works, which are to replace end of life building components, and include accessibility improvements. Replacement of external doors will improve access for people with mobility issues and wheelchair users with easy access door thresholds, and colour schemes will be designed with people with visual impairments in mind, giving a positive impact for the protected characteristic of disability. Henry Beaufort school will include a new accessible fire escape from the first floor. Detailed plans are in place with the schools to ensure that there are no impacts to site users during the works, by providing additional temporary accommodation or staggering works as appropriate. The works will also

improve the quality of the teaching accommodation, in particular improving ventilation and measures to prevent overheating, which has been shown to improve educational attainment, demonstrating a positive impact on the protected characteristic of age. There are no negative effects from undertaking the work. Therefore, the overall impact of the is positive for those in the protected characteristic groups of age and disability.