

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills, Human Resources and Performance
Date:	12 September 2018
Title:	Four Marks CE Primary School Expansion
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

- 1.1. That the Executive Member for Education and Skills, Human Resources and Performance gives approval to the project proposals for the expansion of Four Marks CE Primary School at an estimated total cost of £2,070,000.
- 1.2. That the Executive Member for Education and Skills, Human Resources and Performance gives approval to spend and enter into the necessary contractual arrangements to implement the project.

2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the permanent expansion of Four Marks CE Primary School, at an estimated total cost of £2,070,000.
- 2.2 The purpose of this report is to seek approval to spend and enter into the necessary contractual arrangements to implement the project.

3. Scope of Work

- 3.1 It is proposed to construct a new 4 classroom extension to Four Marks CE Primary School to increase the schools capacity from a 1.5 forms of entry to a 2 forms of entry (an increase from 315 to 420 pupils).

4. Contextual Information

- 4.1 Four Marks CE Primary school's net capacity is 315 and there are currently 304 pupils on roll. This project is required to provide 105 additional pupil places at the school principally in response to the new housing developments in the local area.
- 4.2 The funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 15 January 2018 and this report

outlines the available budget from within which the project must be designed and delivered.

5 Finance

5.1 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 £'000	Capital Programme £'000
Buildings	1,777	1,777
Fees	293	293
Total	2,070	2,070

5.2 Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	919	151	1,070
2. From Other Resources			
a) Developer's Contributions	858	142	1,000
Total	1,777	293	2,070

5.2.1 Building Cost:

Net Cost = £2,921 per m²
 Gross Cost = £3,997 per m²
 Cost Per Pupil Place = £19,799

5.2.2 Furniture & Equipment:

Included in the above figures is an allocation of approximately £78,906 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

5.2.3 School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2018: £16,101.73

Devolved capital as at 31 March 2018: £834.35 Deficit

5.3 Revenue Issues:

5.3.1 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	114	114

6 Details of site and existing Infrastructure

- 6.1 Four Marks CE Primary School is located off Kitwood Road in Four Marks near to Alton.
- 6.2 The original school building was constructed in 1902 and then significantly extended in 1958. Since then there have been several smaller extensions, the latest being a library in 2015. The buildings are mainly of brick construction with slate pitched roofs.
- 6.3 The school site is approximately 2 hectares. The school playground and playing fields are located to the north of the site and further play areas and grass areas are located to the south. The car park and existing pre-school are located in south west corner.
- 6.4 The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.

7 Scope of the Project

- 7.1 The expansion works at Four Marks CE Primary School will include:
- Four new classrooms
 - Group teaching area
 - Toilet provision for the new classrooms
 - Conversion of 2 existing classrooms into a flexible multi-use studio
- 7.2 The works will commence on site during summer 2019 and complete during spring 2020.

8 The Proposed Building

- 8.1 The proposed four classroom extension encloses a new landscaped courtyard with existing school buildings. The new classrooms will be joined to the existing building by a covered link. The scale and roof form of the proposed extension will complement that of the existing school buildings. It is proposed that the new building will be constructed using a cross laminated timber structure with external elevations of brick and timber cladding. Windows and doors will be aluminium and pitched roofs will be finished in slate to complement the existing buildings.
- 8.2 It is proposed that the contractor will access the school site by the existing maintenance access directly on to the playing field from Hawthorn Road with a separate, secure access route and working area to the location of the proposed extension.
- 8.3 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.
- 8.4 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.

9 External Works

- 9.1 The external landscape proposals will include:
- A new landscaped courtyard between the proposed and existing buildings which will provide an external learning space for the school;
 - An extension to the existing car park;
 - Additional cycle and scooter parking for pupils;
 - Tree planting and soft landscaping.
- 9.2 The project will provide additional car parking on the school site which will be in line with the Hampshire County Council On-Site School Parking Policy. There will be 5 additional car parking spaces provided for staff, including 1 accessible space, to the existing car park.
- 9.3 The project also includes improvement to and extension of the existing gravel areas to Gradwell Lane to provide additional pupil pick up and drop off.

10 Planning

- 10.1 A planning application will be submitted in September 2018.

11 Building Management

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

12 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/Highways	- Economy, Transport and Environment

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 Education and Skills, Human Resources and Performance
- Local County Councillor
- Local Residents
- Four Marks Parish Council
- Fire Officer
- Access Officer
- Planning Department
- Ecology Officer

14 Risk & Impact Issues

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

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 Services Capital Programme		15.01.18
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:](#)

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.

2.2 Consideration has been given to 'secure by design' principles and the proposals include specific site security, bin storage away from building, and external lighting.

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) 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:
External finishes specified as fire resistant.

Consideration has been given to 'secure by design' principles and the proposals include specific site security, bin storage away from building, and external lighting

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 to main spaces.

Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.

Strategic placement of solar shading over large glazing areas to avoid summer time overheating.

The use of structural cross laminated timber to be supplied 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 Mark Kemp-Gee	Local Member for Alton	20/08/18	The Local Member was consulted and no response was received prior to despatch of the papers.