

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills, Human Resources and Performance
Date:	27 March 2019
Title:	King's Furlong Infant School Nursery
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

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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 permanent expansion of King's Furlong Infant School Nursery at an estimated total cost of £1,250,000
- 1.2 That the Executive Member for Education and Skills, Human Resources and Performance grants spend approval for contracting activity associated with the project.

2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the permanent expansion of King's Furlong Infant School Nursery in Basingstoke at an estimated cost of £1,250,000.
- 2.2 The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project, including associated external works.

3. Scope of Work

- 3.1 This project is required to provide a new nursery building to accommodate 42 pre-school children including 11 additional nursery places at the school.
- 3.2 The proposed works are for a new nursery building which includes a large playroom with associated coats, office, circulation areas and accessible

toilet provision together with new external canopies and play area.

4. Contextual Information

4.1 This additional provision of nursery places is due to an increase in nursery school age children in the local area. Hampshire County Council anticipates that this additional demand will continue and therefore is proposing to permanently enlarge the nursery to meet this need.

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	1,073	1,073
Fees	177	177
Total	1,250	1,250

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)	1,073	177	1,250
Total	1,073	177	1,250

5.2.1 Building Cost:

Net Cost = £2,625 per m²
 Gross Cost = £4,722 per m²
 Cost Per Pupil Place = £18,987

5.2.2 Furniture & Equipment:

Included in the above figures is an allocation of approximately £51,308 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: £309,072.05

Devolved capital as at 31 March 2018: £30,116.07

5.3 Revenue Issues:

5.3.2 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	69	69

6. Details of site and existing Infrastructure

- 6.1 King's Furlong Infant and is located off Upper Chestnut Drive in Basingstoke, RG21 8YJ.
- 6.2 The existing Infant School was built in 1971 and is of SCOLA system built construction. A temporary building was added in 1989. In 2015 and 2017 further double temporary buildings were installed to accommodate additional numbers at both infant and junior schools. It is expected that over time these numbers will reduce to the point where the temporary classrooms can be removed.
- 6.3 The mains services and drainage infrastructure to the site will be sufficient to accommodate the project proposals.

7. Scope of the Project

- 7.1 The expansion works at King's Furlong Infant School Nursery consists of a total area of new building of 170m² and includes a large playroom, associated pupil toilets, coats, office, circulation areas and accessible visitors' toilet.
- 7.2 It is proposed that the works be procured through the Lot 3 of the Southern Modular Building Framework.

7.3 It is anticipated that works will commence on site during Summer 2019 and complete during Spring 2020.

8. The Proposed Buildings

8.1 The proposed new nursery is a single storey building with brick elevations and a high performance roof. It has been designed to complement the scale of the existing Infant School building. It is located adjacent to the infant assembly/dining hall for ease of access.

8.2 No deliveries or movements of construction 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.

8.3 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 works will include:

- A new children's external play area of 240m² which is partial covered with a canopy connecting the new nursery building to the existing infant school.
- An accessible parking bay and adjusted turning head for vehicular use.

10. Planning

10.1 Planning approval for the original scheme was granted in June 2016. Following consultation with the HCC Planning Officer it has been agreed in principle that the revised scheme will be considered a material amendment and a new application will not therefore be required. A public consultation event was undertaken on Monday 10 December 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
Health and Safety	- Culture, Communities & Business Services
Drainage and Highway	- 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
Local County Councillor
Local Borough Councillors
Local Residents
Fire Officer
Access Officer
Planning Department
Archaeology Team
Ecology Officer
Highways Department
Geotechnical Department
Arboriculturalist

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>
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

Please see below

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:

- Connection to the existing fire alarm system
- External finishes specified as fire resistant.

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.
- Energy efficient lighting and heating controls
- Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- The use of timber from sustainable sources.
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- 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.

Equality Impact Assessment



Hampshire
County Council

Kings Furlong Infant School and Nursery – Nursery expansion

Accountable officer: Glenn Parkinson

Email address: lily.corner@hants.gov.uk

Department: Children's Services

Date of
assessment: 20/02/2019

Description of current service/policy

Kings Furlong Infant School and Nursery currently offers 31 nursery places to children aged 2+ years.

Geographical impact: Basingstoke &
Deane

Description of proposed change

Hampshire County Council anticipates an increase in demand for nursery places in the area of Basingstoke and therefore is proposing to permanently enlarge the nursery to meet this need.

Hampshire County Council is proposing to expand the nursery at Kings Furlong Infant and Nursery from 30 places to 42 places in permanent accommodation.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

The following have been consulted during the development of this project:

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Stephen Reid, Executive Lead Member for Education and Skills, Human Resources and Performance	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Michael Westbrook Basingstoke Central	Public Consultations	10/12/18	<p>I would firstly like to thank the officers for their time in showing the plans and discussing them at the drop-in session on the 10th December 2018.</p> <p>I am happy with the proposed enlargement which will allow nursery provision at Kings Furlong Infant School and Nursery to offer 42 places (age 2-4 years) to meet demand.</p> <p>I am also pleased with the design, including the size (smaller footprint than the previous proposals). I liked the idea of the link via a playground to the infant's hall, allowing for the nursery children to eat in the infant's hall encouraging early interaction.</p> <p>I welcome the plans in relation to the building works and am pleased</p>

			<p>to see that proposals include a start date to coincide with the summer holiday period of 2019, this will help mitigate some of the issues associated with regular school deliveries being diverted onto Lower Chestnut Drive, at least for that period.</p> <p>I am fully supportive of the proposals.</p>
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