

## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker:</b>	Executive Member for Education and Skills
<b>Date:</b>	10 July 2019
<b>Title:</b>	Austen Academy, Basingstoke
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact name:** Steve Clow and Bob Wallbridge

**Tel:** 01962 847858  
01962 847894

**Email:** [steve.clow@hants.gov.uk](mailto:steve.clow@hants.gov.uk)  
[bob.wallbridge@hants.gov.uk](mailto:bob.wallbridge@hants.gov.uk)

#### Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for Austen Academy.

#### Recommendation

2. That the Executive Member for Education and Skills, grants spend approval to the project proposals for Austen Academy at the total cost of £10,030,000.

#### Executive Summary

3. Austen Academy is a new special needs school that will cater for 125 children aged 5-16 years who have social and communication difficulties. The school is being procured and delivered by Hampshire County Council on behalf of the Department for Education (DfE) as part of the national Free Schools programme. The County Council has been commissioned by the DfE to oversee the design and delivery of a number of central government funded Free School projects through an arrangement referred to as "Local Delivery". This enables the County Council to retain a lead role in the planning and implementation of these schools and exercise control over key design decisions which will be of benefit to the pupils and staff who occupy these schools.
4. The school is required to meet the future demand for places for pupils with a social communication need or autistic spectrum disorder in this area of Hampshire. This facility will reduce the need to place pupils in non-county

establishments and avoid transport costs by providing the places close to the area of need. A planning application was submitted in May 2019 and the school is planned to open in Spring 2021.

5. The new school is to be located on land owned by the County Council at the site of the former Chineham Park Primary School in Basingstoke. The site will be leased to Catch 22 Academy Trust for 125 years, as required by the DfE.
6. The new school project is being funded by the DfE, and the estimated cost of the new school is £10,030,000. Once planning permission is obtained, a Works Funding Agreement and a Development Agreement will be entered into with the DfE confirming their formal approval. This will confirm their funding and granting authority to the County Council to let the construction contract.

## **Background**

7. The project is included in the Children Services Capital Programme. This was approved at the Executive Lead Member for Children's Services Decision Day on 17 January 2019, which outlined the indicative available budget for the project.
8. The school was approved by the DfE following a successful bid by Hampshire County Council as part of the Free Schools national bidding round for special school provision. A free school sponsor was sought and following an application process and Catch 22 Academy Trust have been confirmed as the sponsor for the new school.
9. The County Council is working as a "local delivery" partner with the DfE to bring forward and implement this project. The design for the new school has been undertaken by the County Council's Property Services team in accordance with the DfE requirements. The design has subsequently been adopted by a contractor appointed through the DfE's contractor framework, with oversight and monitoring by the County Council's Property Services team. This would ensure the best possible control over the outcome for the school as the County Council as landlord.

## **Finance**

10. Capital Expenditure:

The Capital Expenditure has already been approved in principle by the County Council, subject to the DfE's formal funding approval. The following table outlines the breakdown of its distribution across the project:

<b>Capital Expenditure</b>	<b>Current Estimate £'000</b>	<b>Capital Programme £'000</b>
Buildings	9,770	9,770
Fees	260	260
<b>Total</b>	<b>10,030</b>	<b>10,030</b>

#### 11. Sources of Funding:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £'000</b>	<b>Fees £'000</b>	<b>Total Cost £'000</b>
1. From Own Resources			
a) Capital Programme (as above)*	n/a	n/a	n/a
2. From Other Resources			
a) DfE Free School Grant	9,770**	260***	10,030
<b>Total</b>	<b>9,770</b>	<b>260</b>	<b>10,030</b>

\*Not applicable, as DfE funded

\*\* includes contractor design fees

\*\*\* DfE Project Delivery Grant to HCC Property Services

#### *i. Building Cost:*

Net Cost = £2,305 per m<sup>2</sup>

Gross Cost = £3,086 per m<sup>2</sup>

Cost Per Pupil Place = £80,000

#### *ii. Furniture & Equipment:*

Included in the above figures is an allocation of approximately £429,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

#### **Details of Site and Existing Infrastructure**

12. The new school will be located on the site of the former Chineham Park Primary School, Basingstoke. The site is accessed via Chineham Lane, off Shakespeare Road, Popley.
13. The school site is approximately 1.9 hectares and is owned by the County Council. The system building of the former primary school is located to the front of the site and this redundant structure is to be demolished as part of this project. The existing building was not suitable for adaption to a modern special school.
14. KIDS nursery, a privately run 76 place nursery is also located on the site, in the former Children's Centre building, which is to be retained. The nursery provides some places for young children with special educational needs and will remain in operation during the project.
15. The remainder of the site comprises the existing driveway, parking and former playing fields. A line of mature trees bounds the site to the south east corner, providing a degree of separation from the adjacent Basingstoke Ring Road and A33 Reading Road. To the north it is bounded by open public parkland, with residential areas to the west.
16. The existing services infrastructure will be upgraded to provide sufficient capacity for the new school.

### **Scope of the Project**

17. The proposed project comprises the demolition of the existing building, the construction of the new school, external play areas, new parking and drop-off area and improvements to the access road.

### **The Proposed Building**

18. The school building comprises:
  - 17 general teaching classrooms
  - 5 specialist and practical teaching classrooms.
  - Sensory, therapy and small group rooms
  - 2 learning resource rooms
  - Main hall
  - Dining hall and adjacent kitchen
  - Staff and administration rooms
  - Parent meeting room

- Pupil and staff toilets
19. The proposed school building is a rectangular compact form with the proposed accommodation arranged over two storeys. The larger double-height volumes of the hall and dining hall are located at one end. Classrooms for the younger pupils are located on the ground floor and classrooms for the older secondary-aged pupils are mostly located on the first floor.
20. The building is to be constructed of a steel frame and concrete floor construction with brick cladding, aluminium windows, doors and rooflights. The roof is constructed with a high-performance covering and parapet walls in brick to match that of the external wall cladding.

### **External Works**

21. The external works comprise:
- Separate hard-paved play and social areas for primary and secondary aged pupils
  - Grassed play areas, including a sports pitch
  - A multi-use games court
  - An outdoor dining area
  - A habitat area
  - Therapy activity areas
  - Soft landscaping
  - A covered cycle parking stand for staff
  - A car park for staff and visitors including accessible spaces
  - A drop-off area, shared with the existing nursery
  - Widening of the existing access road
22. Parking is provided in accordance with Hampshire County Council's parking requirements as follows:
- 48 standard and 3 accessible parking bays
  - 15 parking bays allocated to the existing nursery
  - 2 mini-bus and 2 motor bike parking bays

### **Planning**

23. A planning application was submitted in May 2019 and the school is planned to open in Spring 2021.

### **Construction Management**

24. The part of the site where KIDS nursery is located will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact for all nursery users. It is proposed that the contractor will access the school site via the existing shared access road.
25. No deliveries or construction vehicle movements will take place at the start or end of the nursery day, in order to avoid traffic conflict when pupils are arriving at or departing from the nursery.
26. It is anticipated that works will commence on site at the end of 2019 and complete early 2021, with the school opening in Spring 2021.

### **Building Management**

27. Under the proposed lease the Catch 22 Academy Trust will be responsible for the repair, maintenance and insurance responsibilities for the school site and building.

### **Professional Resources**

28. The County Council's Property Services team have undertaken a strategic planning role to direct and oversee the early stages of the development of this project to date.
29. In addition, the DfE have appointed Hampshire County Council's Property Services as technical advisor and project manager to oversee the procurement and implementation of the project.
30. The County Council have appointed Interserve Construction Ltd for pre-construction services through the DfE Contractors' Framework, in accordance with the DfE and on a Design and Build basis. Interserve Construction Ltd have their own consultant team who have developed the design for the planning application and construction as directed by the County Council's Property Services team.

### **Consultation and Equalities**

31. A pre-planning consultation took place between the 7th January and 4th February 2019 with a drop-in session held on 23 January for consultees to meet with the project team and school to discuss the project. The responses received were positive and welcomed the proposed development of the site and that special school places were to be provided.
32. Equality impacts have been identified in the Equality Statement in integral Appendix B.
33. The following have been consulted during the development of this project. Refer also Appendix A:

Department for Education (DfE)  
Catch 22 Academy Trust  
Hampshire County Council - Children's Services  
Executive Lead Member for Children's Services  
Local County Councillor  
Basingstoke and Deane Borough Council Local Members  
Local Residents  
'Kids' Nursery (existing nursery)  
Fire Officer  
Access Officer  
Hampshire County Council Planning Officer

## **Risk & Impact Issues**

### **34. Fire Risk Assessment**

Austen Academy has been commissioned by the DfE, who do not require sprinklers to be fitted as a standard requirement, and on completion the building will be the responsibility of Catch 22 Academy Trust. As such it is therefore not subject to Hampshire County Council's fire sprinkler risk assessment.

The appointed Design and Build contractor has selected to design the building, in respect to fire safety design and management, in accordance with BS 9999-2017. Using this British Standard, the contractor has determined that sprinklers are not required to meet the statutory requirements of the Building Regulations and achieve compliance with Approved Document Part B and the DfE's Services Output Specification.

The building does not include the use of any aluminium composite materials.

## **Health and Safety**

35. Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced in accordance with the Construction Design and Management Regulations for the proposed scheme.

### **Climate Change**

36. The project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
- A highly insulated building envelope including high performance windows, doors and rooflights.
  - Provision of good levels of day lighting to teaching areas to reduce the need for artificial lighting and energy use.
  - Energy efficient lighting and heating controls
  - Natural ventilation with heat recovery to teaching spaces with a night-time cooling strategy.
  - The use of timber from sustainable sources.
  - A site waste management plan to ensure the principles of minimising waste are maintained during construction

### **Crime Prevention Issues**

37. 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.



**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	yes
<b>People in Hampshire live safe, healthy and independent lives:</b>	yes
<b>People in Hampshire enjoy a rich and diverse environment:</b>	yes
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	yes

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Title</u>	<u>Date</u>
Childrens Services Capital Programme, Executive Lead Member for Children's Services Decision Day	17 January 2019

**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	

## **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:**

Please see below in Appendix B

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Patricia Stallard, Executive Lead Member for Children's Services and Young People	Portfolio Holder		

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Jane Frankum	Consulted prior to Pre planning public consultation.	10 August 2018.	

# Equality Impact Assessment



Hampshire  
County Council

## Austen Academy

Accountable officer: Glenn Parkinson

Email address: strategicplanningunit@hants.gov.uk

Department: Children's Services

Date of assessment: 06/06/2019

### Description of current service/policy

Austen Academy is a new special needs school that will cater for 125 children aged 5-16 years who have social and communication difficulties. The school is being procured and delivered by Hampshire County Council on behalf of the Department for Education (DfE) as part of the national Free Schools programme.

Geographical impact: Basingstoke &  
Deane

### Description of proposed change

The school is required to meet the future demand for places for pupils with a social communication need/autistic spectrum disorder in this area of Hampshire. This facility will reduce the need to place pupils in non-county establishments and avoid transport costs by providing the places close to the area of need. A planning application was submitted in May 2019 and the school is planned to open in Spring 2021.

### Impacts of the proposed change

This impact assessment covers Service users

### Engagement and consultation

Has engagement or consultation been carried out? Yes

Pre-planning consultation took place between 7 January and 4th February 2019 with relevant consultees including:

Neighbouring schools and governors

Children's Services

Local County Councillor

Local District Councillors

Local Residents

Local Member of Parliament

Local Dioceses

Trade Union Representatives

Comments received were considered as part of the pre-planning process prior to the submission of the planning application.

<b>Statutory considerations</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Age:</b> Positive	Austen Academy will allow more opportunities for 5-16 years who have social and communication difficulties to gain a place at a local special school.	
<b>Disability:</b> Positive	Austen Academy will allow more opportunities for 5-16 years who have social and communication difficulties to gain a place at a local special school.	
<b>Sexual orientation:</b> Neutral		
<b>Race:</b> Neutral		
<b>Religion and belief:</b> Neutral		

<b>Gender reassignment:</b> Neutral		
<b>Gender:</b> Neutral		
<b>Marriage and civil partnership:</b> Neutral		
<b>Pregnancy and maternity:</b> Neutral		
<b>Other policy considerations</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Poverty:</b> Neutral		
<b>Rurality:</b> Neutral		

**Neutrality statement (if all considerations have a neutral impact)**

**Any other information**