

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	20 November 2019
Title:	Cornerstone C of E (Aided) Primary School, Whiteley
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for Cornerstone C of E (Aided) Primary School.

Recommendations

2. That the Executive Member for Education and Skills, grants spend approval to the project proposals for Cornerstone C of E (Aided) Primary School at the total cost of £12,800,000.

Executive Summary

3. Cornerstone C of E (Aided) Primary school is a new 3 form entry school building and site that will cater for 630 pupils aged between 4 and 11 years old. The school is required to meet the increasing demand for pupil places in the Whiteley area owing to the new housing development of an additional 3,500 homes. Located on a new site within the North Whiteley development, the school will replace the existing one form entry school established in temporary modular buildings at Bader Way, Whiteley which opened in August 2013.
4. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services and Young People Decision Day on 17 January 2019, with a budget of £12,800,000.
5. Planning permission for the school was granted on 12 April 2019.

6. The school project is being designed and delivered by the County Councils Property Services. The majority of the funding is coming from developer contributions secured by the Council together with a contribution from the Diocese. Once completed the school buildings and site will be transferred to The Church of England Diocese of Portsmouth, who will be responsible for the admissions policy, running and maintenance of the school building.

Background

7. Cornerstone C of E (Aided) Primary school is a new three form entry school that will cater for 630 pupils aged between 4 and 11 years old. Located on a new site within the North Whiteley development, the school will replace the existing one form entry temporary school at Bader Way, Whiteley which opened in August 2013. The school is currently accommodated in modular accommodation which has capacity for 210 pupils. A further 420 pupil places are required and will be constructed to meet the demand arising from the North Whiteley housing development.
8. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services and Young People Decision Day on 17 January 2019, with a budget of £12,800,000.
9. The completed school buildings will be transferred to The Church of England Diocese of Portsmouth, who will be responsible for the admissions policy, running and maintenance of the school building.
10. The project includes a Church Room located at the front of the school at the request of the Diocese. This can operate independently of the school and is fully funded by the Diocese at a cost of £250,000.

Finance

11. Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following tables outline the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	10,987	10,987
Fees	1,813	1,813
Total	12,800	12,800

12 Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,502	248	1,750
2. From Other Resources			
a) Diocesan Funding	215	35	250
b) Developer contribution	9,270	1,530	10,800
Total	10,987	1,813	12,800

i. Building Cost:

Net Cost = £2,342 per m2
 Gross Cost = £3,992 per m2
 Cost Per Pupil Place = £20,317

ii. Furniture & Equipment:

Included in the above figures is an allocation of £500,000 for the provision of additional loose furniture, fittings, equipment and I.T. (inclusive of fees). The existing loose furniture, fittings and IT equipment will be relocated from the existing school.

No allocation for furniture, equipment and IT has been made for the Church Room within the project funding. This is to be funded directly by the Diocese.

iii. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2019: n/a - VA School

Devolved capital as at 31 March 2019: n/a - VA School

Revenue Issues:

iv. *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	740	740

Details of site and existing Infrastructure

13. The site for the new school is situated within the southern half of the North Whiteley Development and is approximately 2.7 hectares of farmland, surrounded by mature trees and hedgerows to the existing field boundaries.
14. The site is being made available fully services for the school by way of the Section 106 requirements negotiated as part of the planning approval for the North Whiteley Development.
15. The ownership of the site is anticipated to be transferred to Hampshire County Council in November 2019, prior to Contract Award.
16. Vehicular access to the school will be by the new publicly adopted roads to be built to serve the new development via an extension to Bluebell Way. Pedestrian and cycling routes within the development are also proposed, connecting the new school to the surrounding pupil catchment area.
17. The school will be connected to the services infrastructure of the new development.

Scope of the Project

18. The project comprises the construction of the school building, car parking, external play areas, multi-use games area and grassed sports pitches.

The Proposed Building

19. The school building comprises:
 - 21 general teaching classrooms
 - A specialist practical teaching classroom
 - SEN and Group rooms

- Main Hall with adjacent kitchen
- Small Hall
- Music and Drama room
- Learning Resource Centre
- Staffroom and workspace
- Administration offices
- Medical inspection room
- Pupil and staff toilets
- Accessible toilets and hygiene room
- Church Room

20. The proposed building comprises three single storey wings of accommodation enclosing external play areas. All the classrooms are south facing, and these and the hall have single pitched roofs with north facing roof lights. The roofs are finished with metal standing seam roof covering, and the circulation areas have lower roofs with high performance roof covering. The external walls are constructed of traditional facing brick, with powder coated aluminium windows and doors. Canopies are provided externally to classrooms on the southern elevations to provide solar shading and sheltered play.

External Works

21. The external works compromise:

- Hard-paved play and social areas
- Grassed areas, including two sports pitches
- A multi-use games court
- A habitat area
- Soft landscaping
- Covered cycle parking for staff
- Car park for staff and visitors including accessible spaces

22. Parking is provided in accordance with Hampshire County Council's parking requirements as follows:

- 57no standard and 3no accessible parking bays
- 1no powered motorcycle space
- 4no staff cycle spaces
- 32no pupil cycle spaces

- 63no pupil scooter spaces

23. There are footpaths and cycleways provided in the wider housing development to provide good walking and cycling routed to the school and, there are a number of pedestrian gates into the schools site which will provide good connection to these. The new school site is also located adjacent to a local centre where there is provision of carparking which will be available for use at the beginning and end of the school day.

Planning

24. Planning permission for the school was granted on 12 April 2019.

Construction Management

25. The proposed school site is located within the new housing development construction site, approximately 2 miles from the existing operational school. Therefore, construction vehicle movements during the construction period do not need to be restricted during the school day.

26. The works will be procured through the Southern Construction Framework and are anticipated to commence on site early in 2020 and complete late Spring 2021, with the School ready to be operational for September 2021.

Building Management

27. Under the proposed transfer the Diocese will be responsible for the repair, maintenance and insurance responsibilities for the school site and building.

Professional Resources

Architecture -	Culture, Communities & Business Services
Landscape Architecture -	Culture, Communities & Business Services
Interior Design -	Culture, Communities & Business Services
Mechanical & Electrical -	Culture, Communities & Business Services
Structural Engineering -	Culture, Communities & Business Services
Cost Management -	Culture, Communities & Business Services
Principal Designer -	Culture, Communities & Business Services
Drainage Engineering -	Economy, Transport and Environment

Consultation and Equalities

28. A statutory Principle of Enlargement consultation concluded in March 2016.

29. A pre-planning consultation took place on 24 April 2016 with a drop-in session held on 16 June 2016 for consultees to meet with the project team and school to discuss the project. The proposals were welcomed, and the responses received were positive.

30. The following have been consulted during the development of this project.

Refer also to Appendix A.

Headteacher
School Governors
Diocese of Portsmouth
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents
Fire Officer
Access Officer
HCC Planning Department
Winchester City Council Planning Department
Developer Consortium (Crest Nicholson, Bovis Homes, Taylor Wimpey, JGP Lakedale)
Crime Prevention Officer

Risk & Impact Issues

Fire Risk Assessment

31. 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.
32. 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.
33. The project proposals include the following fire safety enhancements:
- Automatic fire detection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Reduced Compartmentation.

Health and Safety

31. 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.

Climate Change

32 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 all teaching areas to reduce the need for artificial lighting and energy use.
- Energy efficient lighting and heating controls
- Extended roof canopies over large glazed areas to avoid summer-time overheating.
- Sustainable rainwater attenuation to minimize the impact on the existing storm water drainage system
- The use of timber from sustainable sources
- A site waste management plan to ensure the principles of minimising waste are maintained during construction

REQUIRED CORPORATE AND 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

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:

Please see below in Appendix B

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

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

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor S. Woodward	Local Member for Fareham Sarisbury		
Councillor Roger Huxstep	Local Member for Meon Valley	29.10.19	Supported the Recommendation"

Headteacher and governing bodies of schools within 2 miles
 Henry Cort as receiving secondary school
 Trade Union Representatives
 Local Dioceses
 Local MP
 Whiteley Town Council
 Fareham Borough Council
 Local District Councillors at Fareham
 Local District Councillors at Winchester
 Winchester City Council

Equality Impact Assessment



Hampshire
County Council

Cornerstone C of E (Aided) Primary School - Relocation Project

Accountable officer: Martin Shefferd

Email address: richard.bayless@hants.gov.uk

Department: Children's Services

Date of
assessment: 08/10/2019

Description of current service/policy

Cornerstone is currently a single-form entry (210 place) primary school in modular buildings at a site in Bader Way, Whiteley.

Geographical impact: Winchester

Description of proposed change

The school is to be relocated and expanded to become a 3 form entry (630 place) primary school to ensure a sufficient number of school places to accommodate the anticipated yield from the new North Whiteley development.

The school has a Planned Admission Number (PAN) of 30 but this will rise in stages to a maximum of 90 as the housing development yields additional pupils. The project will provide enough teaching and specialist spaces to operate at 3 forms of entry.

It is anticipated that the work will commence in February 2020 with the new building completed in time for the start of the 2021/22 academic year.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

A statutory Principle of Enlargement consultation concluded in March 2016. A pre-planning consultation took place between 6th June 2016 and 1st July 2016, with a drop-in session held on 16th June 2016 for consultees to meet with the project team and school. The responses received were positive and welcomed by the project team.

Letters were sent to; Parents, Headteacher, school staff and Governing Body of Cornerstone Primary School, Headteachers and Chairs of Governors of neighbouring schools, Fareham Borough Council Chief Executive, Trade Union Reps, Local Dioceses, George Hollingbery MP, Mark Hoban MP, Cllrs Stallard & Woodward, SfYC Manager and residents within 50 meters from the school.

Statutory considerations	Impact	Mitigation
Age: Neutral		
Disability: Neutral		
Sexual orientation: Neutral		
Race: Neutral		
Religion and belief: Neutral		

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

Neutrality statement (if all considerations have a neutral impact)

The project is a relocation scheme that will move the current Cornerstone Primary School from a modular facility into a purpose built 3 form entry school with the same facilities with neutral impact.

Any other information

The children will continue to be taught in the modular building until the new permanent building has been built. Once the new school building has been built the children will move into the new school building.