

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	10 January 2020
Title:	Fair Oak Infant and Junior School – Improvement Works
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 Fair Oak Infant and Junior Schools.

Recommendation

2. That the Executive Member for Education and Skills grants spend approval to the project proposals for Fair Oak Infant and Junior Schools at the total cost of £2,000,000.

Executive Summary

3. Fair Oak Infant School provides education for 360 children (4 Forms of Entry) and Fair Oak Junior School provides education for 600 children (5 Forms of Entry).
4. The project proposals include extensions and alterations to both schools to address existing shortcomings in accommodation, providing a new year R classroom and improvements to WCs at the Infant School and a new main school entrance, reception and increasing the size of the main school hall at the Junior School.
5. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 17 January 2019. Following approval of the capital programme in January 2019, the cost of the scheme has increased by £200,000 due to the increased scope of the proposed works to the Junior School building and site. This additional cost will be funded by an increase in the developer's contributions as shown in the table below.

6. A planning application was submitted in the November 2019 and a decision is expected early in 2020.

Background

7. Fair Oak Infant School provides education for children aged between 4 and 6 years old and Fair Oak Junior School provides education for children aged between 7 and 10 years old. There are currently 409 pupils on roll at the Infant School and 562 pupils on roll at the Junior School. The numbers attending the schools are not currently planned to increase as a result of these proposals.
8. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children’s Services Decision Day on 17 January 2019, which outlines the available budget for the project.
9. The original Infant school is a Victorian building dating from 1885 which has subsequently been extended, mostly recently in the mid 1990’s with a staff room and admin accommodation addition. The original Junior school building is a system built SCOLA construction dating from 1968 which has been reclad as part of the County Council’s ongoing programme in 2017.
10. The proposals seek to address shortcomings in the existing accommodation, these include an additional year R classroom with associated pupil WCs, WC refurbishment and a shortfall in external play area for the Infant School. For the Junior School, these include the relocation of the main school entrance and reception to improve safeguarding and access control and internal remodelling to address the undersized main school hall.

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 £'000	Capital Programme £'000
Buildings	1,717	1,717
Fees	283	283
Total	2,000*	2,000*

* The means by which the difference between the current estimate and the capital programme allocation is to be met is as shown in the table below.

10. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)			
2. From Other Resources			
a) Developer contribution	1,717	283	2,000
Total	1,717	283	2,000

Building Cost:

Net Cost = not applicable (due to small scale / type of works)

Gross Cost = £2,559 per m²

Cost Per Pupil Place - n/a no additional pupils

i. Furniture & Equipment:

Included in the above figures is an allocation of £75,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

ii. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2019 :

Infant School £111,607.53

Junior School £152,804.52

Devolved capital as at 31 March 2019: Infant School £11,765.19

Junior School £30,844.72

Revenue Issues:

iii. Overview of Revenue Implications:

(a) Employees	(b) Other	(a+b)	(c) Capital	(a + b + c) Total Net
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	£'000	£'000	*Net Current Expenditure £'000	Charges £'000	Expenditure £'000
Revenue	0	0	0	110	110
Implications Additional + / Reductions					

Details of Site and Existing Infrastructure

12. Fair Oak Infant and Junior Schools are within The Wyvern Campus, adjacent to Wyvern College Academy secondary school, located off Botley Road, Fair Oak.
13. The Infant School is located to the south east of the campus, with pedestrian and vehicular access directly off Botley Road. The Junior School is located west of the Infant School in the heart of the campus, sharing vehicular and pedestrian access with the adjacent Wyvern College Academy off Botley Road.
14. The boundary between the Infant and Junior schools is to be adjusted as part of these proposals, to provide additional hard play for the Infant School.
15. The existing statutory services infrastructure will be upgraded to provide sufficient capacity to both existing schools.

Scope of the Project

16. The proposed works at the Infant School comprises an additional classroom, rebuild and refurbishment of toilets and an additional external hard play area.
17. The proposed works at the Junior School comprises a new main entrance and reception, internal alterations to the hall and an additional external hard play area.

The Proposed Building Works

18. The proposed building works for the Infant school comprise:
 - An additional Year R classroom, with toilets
 - The rebuild of an existing toilet block
 - The refurbishment of an existing toilet block.
19. The proposed building works for the Junior school comprise:
 - A new main entrance with secure lobby, reception and office
 - Internal alterations to form a studio space adjacent to the main hall and refurbishment of adjacent classroom.

20. The proposed classroom extension to the Infant School will be of framed construction, finished externally in brickwork to match the existing, with aluminium windows and doors. The classroom roof will be pitched, covered with plain tiles. The adjacent toilets will be roofed in a high-performance roof covering.
21. The proposed entrance extension to the Junior School will be of framed construction, finished externally in render to match the existing school building, with aluminium windows and doors. The roof will be a pitched metal standing seam roof, again to match the existing school building.

External Works

22. The external works comprise:
 - The realignment of the boundary fence between the Infant and Junior School to increase hard play area to the Infant School. This will include with the removal of trees and low-level shrubs and the extension of other existing Infant hard play areas.
 - Formation of a new hard play area for the Junior school.
 - A new entrance forecourt to the Junior School
 - Relocated cycle stores to the junior school site
 - Relocated play equipment shed to the junior school site
 - Replacement tree planting to both the infant and junior school sites
 - A new Year-R courtyard adjacent to the extension, with rubber crumb surfacing
 - Replacement car parking spaces lost due to the extension at the Junior School

Planning

23. A planning application was submitted in the November 2019 and a decision is expected early in 2020.

Construction Management

24. Both schools together with the adjacent Wyvern College 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 school users. It is proposed that the contractor will access the school site via the existing shared access road. The contractor's working areas will be segregated from the school users.

25. No deliveries or construction vehicle movements 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 site.
26. The works will be procured through the Hampshire Construction Framework and are anticipated to commence during the summer holiday period 2020 and complete in early 2021.

Building Management

27. The existing building management arrangements will remain in place.

Professional Resources

- | | |
|-------------------------|--|
| 28. 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 | - Economy, Transport and Environment |

Consultation and Equalities

29. Children's Services, together with both the Infant and Junior Schools, have been consulted during the design development stages. A Site Strategy Workshop was undertaken in May 2018 for works across the whole campus and the document produced was used to inform the brief for these works. The proposals were shared with the public, letters were sent to local residents and a pre-application consultation event was held at the Wyvern College on 10 July 2019.
30. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

Headteacher(s)
 School Governors
 Children's Services
 Executive Lead Member for Education and Skills
 Local County Councillor
 Local Residents
 Fire Officer
 Access Officer
 Planning Department

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) 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.

Health and Safety

33. 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

34. The project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
 - A highly insulated building envelope for the extension(s) including high performance windows, doors and roof lights
 - Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
 - Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
 - Energy efficient lighting and heating controls
 - 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

Other Significant Links

Links to previous Member decisions:	
<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. Please see Appendix B for the Equalities Impact Assessment Page.

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 Bruce Tennent	Local Member for West End and Horton Heath Consulted prior to Pre planning public consultation.		

Equality Impact Assessment



Hampshire
County Council

Fair Oak Infant and Junior Schools

Accountable officer: Mark Saunders

Email address: strategicplanningunit@hants.gov.uk

Department: Children's Services

Date of
assessment: 02/01/2020

Description of current service/policy

Fair Oak Infant School, Botley Road, Fair Oak, Eastleigh, SO50 7AN is currently a four form entry infant school. Fair Oak Junior School, Botley Road, Fair Oak, Eastleigh, SO50 7AN is currently a five form entry junior school.

Geographical impact: Eastleigh

Description of proposed change

The proposed building works will consist of an additional classroom linked to the existing Infant School building, together with some internal alterations. The proposed building work at the Junior School will consist of creating a new reception area. This proposal will not result in an increase in pupil numbers. It is planned that the building works to create the permanent facilities will commence in summer 2020 and it is anticipated that completion will take place in summer 2021 in preparation for the beginning of term in September. During construction the pupils will be taught in the existing buildings.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

A pre-planning consultation ran from the 21 June to 26 July 2019.

Letters were sent to;

- Parents of children attending Fair Oak Junior School
- Headteachers, school staff and Governing Body
- Headteachers and Chairs of Governors of neighbouring schools within two miles
- Eastleigh Borough Council – Local Councillors
- Fair Oak and Horton Heath Parish Council
- Trade union representatives
- Local Dioceses
- MP – Mims Davies
- HCC Elected Member – Cllr Bruce Tennent
- Residents in the local area (109 letters sent)

Nine responses were received. None objected to the proposal.

Statutory considerations	Impact	Mitigation
Age: Neutral		
Disability: Positive	The new classroom will be fully accessible.	
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)

Any other information

Health and safety of children, staff and visitors is paramount. The County Council works with construction partners who have significant experience of working on school sites. A detailed health and safety plan will be drawn up with the school to include items such as restricting delivery times for materials to avoid the beginning and end of the school day, maintaining safe access routes for pupils, staff and visitors etc. The school will continue to operate as normal during the building works.