

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	10 January 2020
Title:	Fryern Junior School, Chandlers Ford
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 at Fryern Junior School, Chandlers Ford.

Recommendations

- 2 That the Executive Member for Education and Skills, grants spend approval to the project proposals for Fryern Junior School at the total cost of £7,642,000.

Executive Summary

- 3 Fryern Junior School provides education for 240 children (2 Forms of Entry) aged between 7 and 10 years old.
- 4 The project comprises a new build Junior School to replace the existing buildings originally built in 1963. The timber frame of the building is nearing the end of its useful life and it now proposed to replace the existing building in its entirety.
- 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, with a budget of £7,642,000.
- 6 A Planning application is to be submitted in January 2020.

Background

- 7 Fryern Junior school shares a site with Fryern Infant School. The Schools are federated sharing an Executive Headteacher and Governing Body. Fryern Junior School provides education for children aged between 7 and 10 years old.

- 8 There are currently 295 pupils on roll, with 3no. bulge years that will run through the school in temporary accommodation, these additional year groups will have left the school by Autumn 2024. There are no plans to increase capacity as a result of these proposals and the school is forecast to remain as a 2 Form Entry (240 place) Junior School.
- 9 The project is included in the Children's 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. The existing timber framed building at Fryern Junior school dates from 1963 and is made up of both single and two storey elements. The cladding is in poor condition and a structural assessment of the timber frame has determined that the full replacement of the existing building is required.
- 10 Proposals for the replacement of the similar timber framed building at Grange Junior School, Gosport, are the subject of a future report to the Executive Member Education and Skills. The two projects are being designed and procured to realise time benefits and cost efficiencies of a common approach to the design and delivery of the replacement school buildings.

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	6,560	6,560
Fees	1,082	1,082
	7,642	7,642

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)	6,560	1,082	7,642
Total	6,560	1,082	7,642

i. Building Cost:

Net Cost = £3,041

Gross Cost = £3,669

Cost Per Pupil Place = n/a (no new places)

ii. Furniture & Equipment:

Included in the above figures is an allocation of £346,239.08 for the provision of loose furniture, fittings, equipment and I.T. (inclusive of fees).

iii. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2019: £ 20,595.07

Devolved capital as at 31 March 2019 : £ 26,966.24

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	420	420

Details of Site and Existing Infrastructure

13 Fryern Junior School is located off Oakmount Road, Chandlers Ford and shares an access with the adjacent Fryern Infant School.

14 The original timber framed building constructed in 1963 comprises a two storey classroom block and a single storey element containing the hall, kitchen, library and office accommodation. Significant extensions of similar construction were added in 1966 and 1970 providing a further single storey building and two storey classroom block.

15 Fryern Junior School is located in the north-west of the site, with the Infant School to the east and shared playing fields to the south. The existing temporary accommodation is to the west of the infant school, this will be retained during construction. The new building is to be located to the south of

the existing building. Part of the existing building is to be demolished to create space for the construction of the new school building. The remainder of the building will be demolished, and landscape reinstatement works completed once the new school building is in use.

- 16 The site is bounded by significant trees which are unaffected by the proposals. There are nine trees adjacent to the existing building that will be replaced as part of the proposals.
- 17 Vehicular access to the site for deliveries, staff and visitors is from Oakmount Road. Minor adjustments to the existing car park are proposed to improve vehicular and pedestrian segregation.
- 18 The existing services infrastructure to the site are sufficient to accommodate the project proposals.

Scope of the Project

- 19 The proposed project comprises the demolition of the existing timber framed buildings, the construction of the new single storey school with improvements to external play areas, car parking and footpaths.
- 20 To support the federated nature of the Infant and Junior School a single shared main entrance and shared administration facilities will be provided. This will be created by refurbishment works within the existing Infant School. There will be a covered link from the newly created shared entrance through to the new building.

The Proposed Building

- 21 The proposed new building will comprise:
 - 9 general teaching classrooms with adjacent break out spaces
 - Library / Learning Resource Centre
 - Main hall and adjacent kitchen (which also serves the infant school)
 - Pupil and staff toilets
 - Staff room
- 22 The proposed refurbishment works comprise:
 - New secure entrance lobby
 - Main Reception
 - Headteachers office
 - Senior Leadership Team office
 - Accessible WC
 - Reprographics room

23 The proposed school building is single storey with a rectangular compact form, the larger double height volumes of the hall and dining hall are located at one end.

24 It is proposed that a significant proportion of the new building is to be prefabricated off-site in sections built using modular structures. One exception is the structure for the hall which will be a steel frame built on site. The off-site fabrication of the classrooms and kitchen and ancillary space will reduce the construction period on site and disruption to the junior school which will remain in use during the construction period. Once brought to site the modular building sections will be finished externally 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

25 The external works comprise:

- External dining area with furniture and planting adjacent to the proposed hall.
- Replacement tree and wildflower planting.
- Resurfaced footpath and planting leading to the new shared main entrance.
- New footpath connecting existing western pedestrian entrance to the proposed Junior School.
- Minor adjustments to the existing car park to improve vehicular and pedestrian segregation, including installation of a flat top road hump providing pedestrian priority.
- Synthetic surfacing adjacent to the existing Infant School Hall Resurfacing of and additions to the existing hard play areas.
- Improvement to grounds maintenance access

26 The project will retain the existing number of car parking spaces.

Planning

27 A planning application is to be submitted in January 2020.

Construction Management

28 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 for all school users. The contractor will access the school site via a temporary entrance off Cumberland Avenue across the playing fields to the south. Contractors access and working areas will be segregated from the school users.

- 29 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 school.

The works will be procured through the Southern Modular Building Framework and are anticipated to commence on site during Summer 2020 with the new building completing in Spring 2021. Demolition of the existing buildings and landscape reinstatement works will follow.

Building Management

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

Professional Resources

Architecture	Culture, Communities & Business Services
Landscape Architecture	Culture, Communities & Business Services
Interior Design	Culture, Communities & Business Services
Mechanical & Electrical and	
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

- 30 A pre-planning consultation and drop in session took place in July 2019 for consultees to meet with the project team and school to discuss the proposed development of the site. The proposal received positive feedback. Several attendees suggested a footpath connecting an existing pedestrian footpath to the proposed Junior School, this has been incorporated within the scheme.
- 31 The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

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

- Hampshire County Council Catering Service

Risk & Impact Issues

Fire Risk Assessment

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

Health and Safety

- 29 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

- 35 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 roof lights.
 - 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.
 - The proposals will include photovoltaic solar panels.
 - Natural ventilation to main spaces with night-time cooling strategy.
 - Strategic placement of extended roof canopies/solar shading over large glazing areas to avoid summer-time overheating.
 - 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. Please see Appendix B for the Equalities Impact Assessment.

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 J Grajewski	Local Member for Chandlers Ford		

Equality Impact Assessment



Hampshire
County Council

Fryern Junior School Rebuild

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

Fryern Junior School, Oakmount Road, Chandler's Ford, SO53 2LN is currently a two form entry junior school.

Geographical impact: Eastleigh

Description of proposed change

The proposed work at Fryern Junior School includes the construction of a new school building. While the building is structurally safe, due to the type of construction, it is scheduled for replacement. The rebuild is being funded by the DfE. The proposed building will be a rebuild of the Junior school to provide modern facilities. The old building will be demolished. During construction the pupils will be taught in the current building and in modular buildings already on site. This proposal will not result in an increase in pupil numbers. It is intended that the facilities will be completed and available for use by the school by September 2021.

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 Fryern Infant and Junior Schools
- Headteachers, school staff and Governing Body of both schools
- Headteachers and Chairs of Governors of neighbouring schools within two miles
- Eastleigh Borough Council – Local Councillors
- Chandlers Ford Parish Council
- Trade union representatives
- Local Dioceses
- MP – Steve Brine
- HCC Elected Member – Cllr Judith Grajewski
- Residents in the local area (234 letters sent)

Six responses were received. None objected to the proposal.

Statutory considerations	Impact	Mitigation
Age: Neutral		
Disability: Positive	The new building will all be on one level, increasing accessibility. The new building will include a hygiene room.	
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.