

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	18 March 2020
Title:	Grange Junior School, Gosport
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

Purpose of this Report

- 1 The purpose of this report is to seek spend approval to the project proposals at Grange Junior School.

Recommendations

- 2 That the Executive Member for Education and Skills, grants spend approval to the project proposals for Grange Junior School at the total cost of £7,924,000.

Executive Summary

3. The project comprises a new Junior School building to replace the existing school structure originally built in 1963. The timber frame of the existing building is nearing the end of its useful life and it is proposed to replace the existing building in its entirety. This is the only feasible option given the condition of the structure. It will have a significant benefit to the school in providing a new high-quality environment for teaching and learning.
4. Grange Junior School currently provides education for up to 360 children (3 forms of entry) aged between 7 and 10 years old. A review of pupil forecasts has been undertaken and it is planned that the school reduce its capacity to 300 places 2.5fe from September 2021. The replacement building takes account of this reduction in capacity.
5. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 10 January 2020, with a budget of £7,924,000.
6. A Planning application is to be submitted in April 2020.

Background

7. Grange Junior School provides education for children aged between 7 and 10 and currently has capacity for up to 360 children, 3fe. There are currently 318 pupils on roll.
8. A review of pupil numbers in the area has been undertaken, this has highlighted a drop in numbers, it is therefore planned the school reduces its published admission number (PAN) from 90 to 75, providing 300 school places, 2.5fe, from September 2021. Further discussions are taking place with the headteachers of both the junior and infant schools on future pupil numbers. Forecasts indicate a further drop in numbers is likely and the building plans reflect an approach to manage down the capacity of the school as pupil numbers decline.
9. The proposed new building will provide accommodation for 300 pupils. The design of the new building allows for the reduction in pupil numbers with general teaching classrooms becoming specialist teaching spaces over time. Should the number of pupils on roll take longer to reduce to the 300 places than currently expected, a contingency of temporary accommodation may be required in the short term to manage the situation.
10. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services & Young People Decision Day on 10 January 2020, which outlines the available budget for the project.
11. The existing timber framed building at Grange 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.
12. There are also similar proposals for the replacement of the timber framed building at Fryern Junior School, Chandlers Ford. These were approved at the Executive Member for Education and Skills Decision Day on 10 January 2020. The two projects are being designed and procured to realise time benefits and cost efficiencies through a common approach to the delivery of the replacement school buildings.

Finance

13. 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	6,802	6,802

Fees	1,122	1,122
	7,924	7,924

14. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	6,802	1,122	7,924
Total	6,802	1,122	7,924

i. *Building Cost:*

Net Cost = £2,907/m²

Gross Cost = £4,302/m²

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £404,183 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: £136,581.95

Devolved capital as at 31 March 2019: £56,981.42

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
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Revenue	0	0	0	436	436
Implications Additional + / Reductions					

Details of Site and Existing Infrastructure

15. Grange Junior School is located off Franklin Road, Gosport and shares vehicular and pedestrian access with the adjacent Grange Infant School.
16. 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.
17. A further single storey classroom extension incorporating specialist teaching was completed in September 2014. This extension was constructed independently of the timber framed buildings and is to be retained as part of the proposals.
18. The site is bounded by Grange Lane to the east and St Nicholas Avenue to the south. Grange Infant School and Franklin Road are to the west. An open area of recreation space is located to the north. The new building is to be located along the frontage of Grange Lane on an area of existing hard play, enabling the existing school to remain in use during construction. The existing building will be demolished, and landscape reinstatement works completed once the new school building has been constructed and is operational.
19. There are significant trees bounding the site and in a central group between the existing school buildings and playing fields. The best quality trees within the central group and all trees on the boundaries are to be retained as part of the proposals.
20. The existing vehicular access to both schools as the site is to be improved by providing a segregated one-way route through the proposed new car park with the creation of a new vehicular exit onto Grange Lane. There is also a new pedestrian access gate proposed from Grange Lane.
21. The existing services infrastructure to the site are sufficient to accommodate the project proposals, with the exception of one additional fire hydrant that is proposed to be located on Grange Lane.

Scope of the Project

22. 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 improvements to the access road.

The Proposed Building

23. The proposed new building will comprise:

- 10 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
- Medical Inspection room
- Staff office, meeting and administration rooms

The element of the existing building which is to be retained will contain:

- Specialist Teaching room
- Nurture Room and Link Worker office

24. The proposed school building is to be single storey construction with a rectangular compact form, the larger double height volumes of the hall and kitchen are located the northern end of the site close to the main entrance and service road.

25. It is proposed that a significant proportion of the new building is to be prefabricated off-site in sections built using modular structures. The one exception is the structure for the hall which will be a steel frame built on site. The off-site construction of the classrooms and kitchen and ancillary space will reduce the construction period on site and the time of any disruption to the existing junior and infant school which will remain in use during the construction period. Once brought to site the modular building sections will be finished externally with brickwork, aluminium windows, doors and rooflights. The roof is constructed with a high-performance covering.

External Works

26. The external works comprise:

- Replacement of the pupil hard play area
- Synthetic surfacing under tree canopy to west of new building
- A separate nurture play area
- Pupil and staff cycle shelters

- New staff parking, one-way access road and new exit onto Grange Lane
27. The project will provide car parking on the school site in line with Hampshire County Council's current parking standards. There will be 26 car parking spaces provided for staff and visitors, two of which will be fully accessible. The car park is to be shared between the infant and junior school staff.
28. A new vehicle exit will be formed onto Grange Lane. This will allow a one way through route for the staff car park alleviating pressure on the current access arrangement. The entrance and exit are to be managed by a barrier with communication and CCTV link to both Infant and Junior Schools.

Planning

29. A planning application is to be submitted in April 2020.

Construction Management

30. The Junior and Infant Schools 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 Grange Lane. Contractor access and working areas will be segregated from the school users.
31. 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.
32. The works will be procured through the Southern Modular Building Framework and are planned 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

33. 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	
Engineering	Culture, Communities & Business Service
Structural Engineering	Culture, Communities & Business Services

Cost Management
Principal Designer
Drainage Engineering,

Culture, Communities & Business Services
Culture, Communities & Business Services
Economy, Transport and Environment

Consultation and Equalities

34. A pre-planning consultation took place between the 5 June and 3 July 2019 with a drop-in session held on 20 June for consultees to meet with the project team and school to discuss the project. The responses received were positive and welcomed the proposed development. Suggestions regarding additional cycle spaces have been included within the proposals
35. 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 Children's Services
 - Local County Councillor
 - Local Residents
 - Fire Officer
 - Access Officer
 - Planning Department
 - Hampshire County Council Catering Service

Risk & Impact Issues

Fire Risk Assessment

36. 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.
37. 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.
38. The project proposals include the following fire safety enhancements:
- Automatic fire detection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant

Health and Safety

39. 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

40. 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.
 - Additional cycle and scooter storage to encourage active modes of travel
 - 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 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 Philpott	Local Member for Bridgemarky		

Equality Impact Assessment



Hampshire
County Council

Grange Junior School, Gosport – replacement build

Accountable officer: Glenn Parkinson

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

Department: Children's Services

Date of
assessment: 17/09/2019

Description of current service/policy

A structural survey and condition assessment of the building at Grange Junior has determined that the two storey elements cannot be re-clad and that a significant ongoing expense is required to maintain the building and prolong its use.

Based on this assessment, a feasibility analysis determined that full replacement of the existing building offered the best value for money solution to Hampshire County Council.

The school currently has a Planned Admission Number (PAN) of 90 but pupil forecasts indicate that numbers may fall in future years due to a drop in the number of births and lack of new housing in the area.

Geographical impact: Gosport

Description of proposed change

The project will provide enough teaching spaces for the school to operate at 3 forms of entry but, if numbers drop, allow space classrooms to become specialist teaching spaces.

The project scope also includes;

- New hard and soft play areas
- An extended and refurbished car park meeting the requirements of HCC's published on site staff parking standards.
- A segregated one-way route through the top of the site that overcomes congestion and potential conflict between pedestrians and vehicle movement.
- New Pedestrian access gate from Grange Lane.

It is anticipated that works will commence on site during Summer 2020 with new building completing Spring 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 took place between the 5th June and 3rd July 2019 with a drop-in session held on 20th June 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. Suggestions regarding additional staff and visitor cycle spaces have been included in the proposals.

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 replacement build scheme which will replace the current Grange Junior building with the same facilities with neutral impact.

The children will continue to be taught in in the existing school building whilst the new school building is being built.

Once the new school building has been built the children will move into the new school building.

After this, demolitions of the current Grange Junior school building will commence, and subsequently landscaping will be required to complete the works. This is expected to complete

Winter 2021/22

Any other information