

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	24 February 2021
Title:	Expansion of Samuel Cody Specialist Sports College
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 the expansion of Samuel Cody Specialist Sports College in Farnborough.

Recommendations

2. That the Executive Member for Education and Skills, grants spend approval to the project proposals for the expansion of Samuel Cody Specialist Sports College at a cost of £13,500,000.

Executive Summary

3. The Samuel Cody Specialist Sports College is a special needs school that currently provides education for up to 205 children with Autism Spectrum Disorder (ASD) and Moderate Learning Difficulties (MLD) aged 4-16 years.
4. This proposal expands the current provision with a new facility for 90 children aged 10-16 years with social, emotional and mental health (SEMH) needs, as an integral part of the Samuel Cody campus. The new facility is required to meet the future demand for places for pupils with SEMH needs and will reduce the need to place pupils in independent and out-of-county provisions. It will also reduce transport costs by providing the school places closer to the area of need.
5. The proposed new SEMH facility is a 2-storey building with external play, teaching and therapy areas, sports pitches, access road, parking and drop off.

6. A planning application was submitted in January 2021 and the new facility is planned to open in phases from September 2022.
7. The design for the proposed new school building is based on the layout of the successful Austen Academy, Basingstoke, a special needs school recently completed by the County Council's Property Services team. This will deliver significant time efficiencies required to deliver the school as quickly as possible by adopting a similar design approach and working with the same contractor procured through the Department for Education (DfE) Construction Framework. Knowledge and learning from the Austen Academy project will be transferred onto this construction to deliver the project in a shorter timescale than is usual.
8. An Enabling Works contract is proposed to address the particular drainage and ground works conditions on this site ahead of the main works. This will ensure an early start of the construction works on site to enable the new facility to open in phases from September 2022.

Background

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 13th January 2021 with a combined budget total of £13,500,000. This comprises £0.6m for a Pre-Contract (Design Services) Agreement required in the 2020/21 financial year for the early appointment of a contractor to work with the design team and a further maximum of £12.9m for construction in the 2021/22 financial year.
10. The Samuel Cody Specialist Sports College is a special needs school that currently provides education for up to 205 children with Autism Spectrum Disorder and Moderate Learning Difficulties aged 4-16 years.
11. The expansion will provide a specialist facility for a further 90 pupils with social, emotional and mental health needs. Approximately 24 of these places will be for primary school children in years 5 & 6 aged 10-11 years, with the remaining 66 places for secondary pupils aged 11-16 years.

Finance

12. 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	11,588	11,588
Fees	1,912	1,912
Total	13,500	13,500

13. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	11,588	1,912	13,500
Total	11,588	1,912	13,500

i. *Building Cost:*

Net Cost = £2,608 per m²

Gross Cost = £3,956 per m²

Cost Per Pupil Place = £150,000 The cost of special school places is significantly higher than main stream due to lower number and higher proportion of specialist spaces.

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £536,000 for the provision of all 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 2020: -£569,326.

Devolved capital as at 31 March 2020: -£50,092.64

Revenue Issues:

iv. *Overview of Revenue Implications*

	(a) Employees £'000	(b) £'000	Other (a+b) *Net Current Expenditure £'000	(c) Capital £'000	Charges (a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions	0	0	0	743	743

Details of Site and Existing Infrastructure

14. The new building will be located on the Samuel Cody Specialist Sports College campus, accessed via Ballantyne Road, Farnborough. Owned by Hampshire County Council, the site proposed for the new facilities is an unused grassed area of approximately 2.25 hectares surplus to the needs of the college.
15. The proposed site for the new facilities lies to the east of the college campus, adjacent to an existing fenced synthetic turf pitch and the new facilities will be accessed through the existing site entrance and car park. The site is flat and grassed, with a line of mature trees to the north, east and southern boundaries providing screening from the adjacent residential areas and the public playing fields to the south.
16. The existing educational campus was built in 1973. A below-ground high-pressure water main traverses the site diagonally north west to south east, creating some constraint on the potential for construction on the site.
17. The existing services infrastructure will be upgraded to provide sufficient capacity for the proposed new facilities.

Scope of the Project

18. The proposed project comprises of the construction of a new two-storey education building, external play areas, new access drive, car parking and drop-off area.

The Proposed Building

19. The proposed new building will comprise:
 - 16 general teaching classrooms
 - 6 specialist and practical teaching classrooms
 - Therapy and small group rooms
 - Learning resource areas
 - Main hall
 - Dining hall and adjacent kitchen
 - Staff and administration rooms
 - Parent meeting room
 - Pupil and staff toilets

20. The proposed school building is a rectangular compact form with the accommodation arranged over two storeys. The larger double height volumes of the main hall and dining hall are located at one end.

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, with parapet walls in brick to match that of the external wall cladding.

External Works

21. The proposed external works comprise:

- Hard paved social and play areas
- A grassed play area
- A series of outdoor gym equipment
- A multi-use games court
- A sensory garden and a habitat area
- Soft landscaping
- New access drive with drop-off/pick up loop with parking for taxis and minibuses, together with a footpath to the existing school campus
- Staff car park and school mini-bus parking.
- Cycle storage for staff and pupils

22. The project will provide parking for the new SEMH facilities on the Samuel Cody college site in accordance with the Hampshire County Council On-Site School Parking standards as follows.

- 18 standard and 2 accessible parking bays
- Use of 20 standard existing parking bays not required for other purposes
- 2 minibus and 2 motor bike bays
- Covered and secure cycle shelter for 12 bikes.

Planning

23. A planning application was submitted in January 2021 and the new provision is planned to open in September 2022.

Construction Management

24. The existing Samuel Cody college 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 and community users. The contractor will access the site via Ballantyne Road and the existing access drive.

25. Contractor access and working areas will be segregated from the school and community users.
26. No deliveries or movements of vehicles 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.
27. Subject to planning approval, enabling works are anticipated to commence on site during Spring 2021 with the main works following on during Summer 2021 and the new building completing in Summer 2022.

Building Management

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

Professional Resources

29. The County Council's Property Services will oversee the design and delivery of the new facility. The contractor has been appointed for pre-construction services through the DfE Construction Framework.. As such, the contractor has a consultant team who are developing detailed proposals for the design by the County Council's Property Services team.

Consultation and Equalities

- 30.. A public consultation on the principle of expansion and changing the designation of Samuel Cody Specialist Sports College was undertaken by Children's Services from 12 November to 24 December 2020. Initial design proposals were included in the information circulated to all stakeholders which included printed letters to local residents.
31. Due to Covid-19 restrictions and in lieu of a public drop-in event at the school stakeholders were invited to respond by email or telephone. Hampshire County Council officers were also available for virtual meetings if requested.
32. Equality impacts have been identified in the Equality Statement in Appendix B.
33. The following have been consulted during the development of this project. Refer also Appendix A:
 - Headteacher
 - School Governors
 - Parents and carers of all current pupils
 - All maintained and special schools within 2 miles
 - Community groups / hirers who currently access the school site
 - Children's Services
 - Executive Lead Member for Children's Services & Young People

- Local County Councillor
- Rushmoor Borough Council
- Local Residents living within 50m radius of the school boundary
- Farnborough Rugby Club
- Rushmoor Public Health Officer
- Fire Officer
- Access Officer
- Hampshire County Council Planning Officer
- Hampshire County Council Highways Officer
- Hampshire County Council Ecology Team
- Hampshire County Council County Archaeologist
- Hampshire County Council County Flood water management Engineer
- Sport England

Risk & Impact Issues

Fire Risk Assessment

34. Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.
35. 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 will be required in this instance.
36. The proposals will meet the requirements of the Building Regulations and 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.
37. The project proposals include the following fire and safety and enhanced features.
 - Hampshire Asset Protection Sprinkler System (HAPSS)
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Reduced fire compartment sizes.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.
 - The building does not include the use of any aluminium composite materials.

Health and Safety

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

Climate Change

39. The project will incorporate the following sustainability features:
- The Building is targeting a BREEAM 'Very Good' rating for new construction and an 'Excellent' rating for Water consumption.
 - A roof mounted Photovoltaic Solar Panel array will be installed.
 - A highly insulated building envelope including high performance windows, doors and rooflights to reduce energy consumption.
 - 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
 - Low water consumption sanitary installations

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>
Children Services Capital Programme, Executive Lead Member for Children’s Services Decision Day on 24 th January 2021	24 th January 2021

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 Roz Chadd Executive Members for Education and Skills	Local Member for Farnborough North	12 November 2020 as part of Children's Services public consultation. Also individual briefing as part of Committee Decision Day papers.	No official response received to consultation.

Appendix B

Your reference number is EIA301058987.

Thank you for submitting Equality Impact Assessment

Name of project or proposal (required): Increase the capacity and change the designation of Samuel Cody Specialist Sports College, Farnborough

Is this project a Transformation project? (required): Neither

Name of accountable officer (required): Claire Campling

Email (required): nathaniel.l.forrest@hants.gov.uk

Department (required): Children's Services

Date of assessment (required): 27/01/2021

Is this a detailed or overview EIA? (required): Overview

Describe the current service or policy. This question has a limit of 700 characters; approximately 100 words (required): Samuel Cody Specialist Sports College is currently a 205 place special school for 4-16 year old pupils with Moderate Learning Disabilities (MLD) and Autism Spectrum Disorder (ASD).

Geographical impact (required): Rushmoor

Describe the proposed change. This question has a limit of 700 characters; approximately 100 words (required): The County Council is proposing to increase the capacity of the school by adding a new unit catering for 90 pupils aged 10-16 years with social, emotional and mental health (SEMH) needs. This will, if approved, give a final overall capacity of 295 places at Samuel Cody Specialist Sports College and its designation as a special school catering for pupils with MLD, ASD & SEMH needs. The new unit is planned to open in phases from September 2022.

Who does this impact assessment cover? (required): Service users

Has engagement or consultation been carried out? (required): Yes

Describe the consultation or engagement you have performed or are intending to perform. This question has a limit of 700 characters; approximately 100 words (required): Formal consultation took place between 13 November and 24 December 2020. A letter was sent to consultees. The proposal was also included on the County Council's consultation website.

Letters were sent to;
Parents of children at the school (via the school)
Local residents
Headteacher
Chair of Governors
School staff
Headteachers, Chairs of Governors at all schools within 2 miles.
Local Councillors at Rushmoor Borough Council
Local dioceses
Staff union representatives
MP – Leo Docherty MP
HCC Elected member – Cllr Roz Chadd

Ten responses were received during the consultation period. Eight of these were in support of the proposal. Two responses highlighted local traffic concerns

Age (required): Neutral

Disability (required): Positive

Impact (required): Allows more pupils with a disability to attend.

Sexual orientation (required): Neutral

Race (required): Neutral

Religion or belief (required): Neutral

Gender reassignment (required): Neutral

Gender (required): Neutral

Marriage or civil partnership (required): Neutral

Pregnancy and maternity (required): Neutral

Poverty (required): Neutral

Rurality (required): Neutral

Any other brief information which you feel is pertinent to this assessment (optional):

Please confirm that the accountable officer has agreed the contents of this form (required): Yes