

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	15 March 2021
Title:	Stanmore Primary School, Winchester
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 Stanmore Primary School, Winchester.

Recommendations

2. That the Executive Member for Education and Skills, grants spend approval to the project proposals for Stanmore Primary School at the total cost of £500,000.

Executive Summary

3. Stanmore Primary School currently provides education for up to 315 children (1.5 Forms of Entry) aged between 4 and 11 years old. It is not intended that the proposals will increase the school's capacity.
4. The project comprises proposals for a new school reception area, a refurbished Senior Leadership Team (SLT) office, a relocated waiting area, new double-glazed external screens, other minor refurbishments and a rationalised staff car park to the north of the site.
5. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 13 January 2021 with a budget of £500,000.
6. A Planning application was submitted in February 2021 with determination anticipated during summer 2021.

Background

7. Stanmore Primary School provides education for children aged between 4 and 11 years old. There are currently 241 pupils on roll, the pupil numbers attending the school are not currently planned to increase as a result of these proposals.
8. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 13 January 2021, which outlines the available budget for the project.
9. Stanmore Primary School was built in 1929, the existing building is predominantly single storey, with some 2 storey elements to the school frontage. The building are of traditional construction with pitched roofs, external elevations of brick with timber cladding to the circulation corridors and painted single glazed, metal windows.
10. These proposals seek to address shortcomings in the existing accommodation and will provide a new school reception to improve access and safeguarding, address some of the existing building condition issues and improve staff car parking.

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	429	429
Fees	71	71
Total	500	500

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)	0	0	0
2. From Other Resources			
b) Capital Receipt	429	71	500
Total	429	71	500

i. *Building Cost:* Cost Manager to update

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

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

Cost Per Pupil Place = n/a no additional pupils.

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £9,740.00 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: £121,988.95

Devolved capital as at 31 March 2020: £40,093.28

Revenue Issues:

iv. *Overview of Revenue Implications:*

	(a) Employee s £'000	(b) r £'000	Othe *Net (a+b) Current Expenditur e £'000	(c) Capital es £'000	Charg	(a + b + c) Total Net Expenditur e £'000
Revenue Implication s Additional + / Reduction s	0	0	0	28		28

Details of Site and Existing Infrastructure

13. Stanmore Primary School is a 1.5FE all through primary school, located off Stanmore Lane, Winchester.
14. Stanmore Primary School was built in 1929. It has two teaching wings to the north and south in a U-shaped plan with the existing reception, main hall and kitchen to the east connecting the two teaching wings.
15. The existing school site has a significant change in levels from Stanmore Lane which rises up to the existing building. The school entrance is reached via a flight of steps and is not visible from the pedestrian footpath. There are also a number of level changes across the internal floorplan of the building. The site levels out to the wider playing fields to the west.
16. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

Scope of the Project

18. The proposed works include a new reception extension to the north, together with refurbished office and ancillary support accommodation, replacement external glazed screens and improvements to the existing staff car park.

The Proposed Building

19. The proposed building works comprise:
- New admin office and reception
 - Secure draught lobby
 - Waiting area
 - Small group room
 - Replacement external double-glazed screens
 - Replacement fire doors to circulation corridor
20. The proposed extension will be of single storey loadbearing construction, finished externally with brickwork to match existing, with aluminium windows and doors. The construction will have a high-performance roof covering.

External Works

21. The proposed external works comprise:
- External steps and landing to new reception building
 - Adjustment of ground levels around the proposed extension
 - New fence and gate to staff carpark
 - White lining to car park to create an accessible parking space
 - Other fencing to east and south of school building to improve safe-guarding
22. The project will also provide additional informal car parking on the school site to the south of the existing building. A new vehicular gate and fencing will be provided to the south of the school building from the access road off Stanmore Lane.

Planning

23. A planning application was submitted in February 2021 with a decision to be made during summer 2021.

Construction Management

24. 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 the main access road from Stanmore Lane. Contractor access and

working areas will be segregated from the school users with the compound being located in the location of the existing staff car park to the north of the site.

25. 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.
26. The works will be procured through the Minor Works Framework and are anticipated to commence on site during the autumn term with the new building completing in the spring term 2022.

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 Engineering - | Economy, Transport and Environment |

Consultation and Equalities

29. Children's Services and Stanmore Primary School have been consulted during the design development stages. Unfortunately, due to the COVID 19 pandemic a public drop-in event was not possible.
30. 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

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 agree Property Services procedures and confirmed that the provision of sprinklers is not required in this instance.

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.

32. **Health and Safety**

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.

33. **Climate Change**

The project will incorporate the following sustainability features:

- A highly insulated building envelope for the extension including high performance windows, doors and rooflights
- Provision of good levels of day lighting to reduce the need for artificial lighting and energy use.
- 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/no
People in Hampshire live safe, healthy and independent lives:	yes/no
People in Hampshire enjoy a rich and diverse environment:	yes/no
People in Hampshire enjoy being part of strong, inclusive communities:	yes/no

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

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. 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 Tod	Local Member for Westgate, Winchester		

Equality Impact Assessment



Hampshire
County Council

Stanmore Primary School

Accountable officer: Martin Shefferd

Email address: martin.shefferd@hants.gov.uk

Department: Children's Services

Date of
assessment: 04/03/2021

Description of current service/policy

Stanmore Primary School is a 315 place primary school in Winchester. This project does not provide any additional school places but does seek to address other accommodation issues for the school.

Geographical impact: Winchester

Description of proposed change

The current reception area is accessed through the front playground and up a flight of external steps which means security on the site is compromised. The proposed project provides a new school reception area, a refurbished Senior Leadership Team office, a relocated waiting area, new double-glazed external screens and a rationalised staff car park to the north of the site.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

Stanmore Primary Headteacher
Stanmore Primary Governing Body
Hampshire County Council - Children's Services

Executive Lead Member for Children's Services and Young People
Executive Member for Education and Skills

Statutory considerations	Impact	Mitigation
Age: Neutral		
Disability: Positive	Easier access to the school reception for people with physical disabilities	
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