

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date:	14 January 2022
Title:	Hollywater School – Classroom Extension
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 Hollywater School to create additional school places by extending a classroom, together with internal alterations and improvements to the external play area.

Recommendations

2. That the Executive Lead Member for Children Services, grants spend approval to the project proposals for Hollywater School at the total cost of £530,000.

Executive Summary

3. Hollywater Special School currently provides education for up to 128 children aged between 4 and 19 years old with Specific Learning Difficulties and Autistic Spectrum Condition.
4. The project comprises a small single storey extension to an existing classroom together with minor internal alterations. Landscaping works will also improve the adjacent external play area to make it suitable for use by infant age pupils.
5. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 14th January 2022 with a budget of £530,000.

6. A planning application was submitted in December 2021 and a decision is expected in February 2022.

Background

7. Hollywater School is an existing specialist SEND provision in Bordon currently catering for 128 pupils aged between 4-19 years old with Specific Learning Difficulties and Autistic Spectrum Condition.
8. To meet the need for places in the local area for pupils with special educational needs, these proposals will enable the capacity of the school to increase by 8 pupil places, providing increased accommodation for infant age children.
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 14th January 2022, which outlines the available budget for the project.
10. The existing school was built in 2007 with a steel frame construction, brick elevations and combination of high-performance flat roofs and mono pitched roofs.

Finance

- 11 Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate £'000	Capital Programme £'000
Buildings	455	455
Fees	75	75
Total	530	530

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)	455	75	530
2. From Other Resources			
a) DfE Grant			
Total	455	75	530

- i. *Building Cost:*
 Net Cost = £6,260/m²
 Gross Cost = n/a (due to refurb)
 Cost Per Pupil Place = £66,250

- ii. *Furniture & Equipment:*
 Included in the above figures is an allocation of £12,000 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 2021: £350,375

Devolved capital as at 31 March 2021: £69,252

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	29	29

Details of Site and Existing Infrastructure

- 13. The existing Hollywater School is located off Mill Chase Road in Bordon. The school was built in 2007 and comprises of two main building blocks linked by an enclosed walkway. The existing buildings are single storey with a mixture of flat roof and mono pitched roofs. Elevations are of traditional brickwork and painted metal windows.

- 14. The school site is approximately 1.7 hectares, fronted on its northern edge by the school car park off Mill Chase Road. Opposite to the north is a residential area, to the west are the former playing fields associated with Mill Chase Academy on land owned by Hampshire County Council and to the south and east open fields. Semi-mature trees and shrubs partially line the site boundaries.

- 15. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

Scope of the Project

16. The project comprises a single storey extension and internal alterations to an existing classroom. Landscaping works will also improve the adjacent external play area to make it suitable for use by infant age children.

The Proposed building works

17. The proposed extension will comprise:
 - Kitchenette
 - Store
 - WC with a changing bed
18. Internal alterations will convert existing storerooms into further WCs and a changing bed for an adjoining classroom.
19. The proposed extension is traditional brick faced construction with high performance flat roof and metal windows to match the existing school building.

External Works

20. The proposed external works comprise:
 - Secure outdoor play space with hard and soft landscaping
 - Canopy structure
 - External play equipment storage
21. There is sufficient car parking capacity on site to accommodate the increase in staff. The car park and vehicular entrance will remain unchanged.

Planning

22. A planning application was submitted in December 2021.

Construction Management

23. 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.
24. The contractors compound area will be located outside the school's operational boundary and within the adjacent former playing field of Mill Chase Academy on land owned by Hampshire County Council. The contractor will access the school site via Mill Chase Road and through the existing car park to the north of the school. The former playing field will be protected by a temporary trackway

system. Contractor access and working areas will be segregated from the public and school users and the area will be made good after the works.

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 Spring 2022 with the new building completing in Summer 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. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

30. Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents
Fire Officer
Access Officer
HCC Regulatory Planning & Transport Teams
East Hants District Council, Development Management Officer &
Principal Planning Officer

31. A Principle of Enlargement consultation was undertaken by Children's Services Department in March 2021, with a public notice published in June 2021.

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.

Health and Safety

34. 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

35. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
36. The Climate Change Adaption tool was used to assess vulnerability. The project has a Climate Change Vulnerability and Impact score of 36. Due to the design of the existing building and site conditions, this minor extension will also be highly vulnerable to the future extreme heat, rain and wind events that will occur with the climate consequences of a global average 2°C temperature rise by 2050. Such events could cause significant disruption to the use of the school, like many schools and buildings across the estate.
37. The Carbon Mitigation tool was used to provide an estimate of the carbon impact of the construction of the project, which is approximately 10 tonnes CO₂.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	Yes
People in Hampshire enjoy a rich and diverse environment:	No
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:



Hampshire
County Council

Equality Impact Assessment

What is an Equality Impact Assessment (EIA) and why does the County Council do them?

The [Public Sector Equality Duty](#) (PSED) is an obligation within the [Equality Act 2010](#) ("the Act"), which asks public authorities, like Hampshire County Council, to give 'due regard' to equality considerations, in particular to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

This includes assessing the impact of policies and practices on individuals and communities with a protected characteristic, as defined in the Act and some other specific groups. The County Council uses EIAs to ensure it has paid 'due regard' to equalities considerations when there are changes to a service or policy, a new project or certain decisions.

EIA author	Position & Department	Contact
Martin Shefferd	Strategic Development Officer Children's Services	martin.shefferd@hants.gov.uk Tel:

Title:	Hollywater School Classroom Extension, Internal Remodel and External Landscaping
Related EIAs:	None

EIA for Savings Programme:	No
Service affected	Hollywater School, Bordon.
Description of the service/policy/project/project phase	The Hollywater School is a specialist SEND provision in Bordon currently catering for 128 pupils aged between 4-19 yrs with specific learning difficulties and Autistic Spectrum Condition.
New/changed service/policy/project	Due to the increasing need for places in the local area, an expansion of the school is being proposed together with some internal reorganisation. The project comprises of a new single storey extension to an existing Early Years Classroom. External Landscape works will provide a secure sheltered play area and storage for external play equipment to the extended classroom. Some internal alteration works will provide age-appropriate toilet facilities. An additional 8 pupils will be able to attend the school on completion of the works.

Engagement
The following groups were consulted during the development of this project between 22 March to 30 April 2021:Headteacher, School Governors, Children's Services, Executive Lead Member for Children's Services,Local County Councillor Local Residents,Fire Officer,Access Officer,HCC Regulatory Planning & Transport Teams & EHDC Officer.

Equalities considerations - Impact Assessment

Age

Impact on public	Neutral
Impact on staff	Neutral

Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Disability

Impact on public	Positive
Impact on staff	Positive
Rationale	<p>The proposals will provide improved facilities for both teachers of, and children aged between 4-19 yrs with specific learning difficulties and Autistic Spectrum Condition. This development will also allow more pupils to attend schools in their respective local communities' and alongside their peer groups.</p> <p>The proposed project comprises of a single storey extension to an Early Years classroom thus providing continued easy access for all. The proposed new building will also include a WC with changing bed facility fulfilling the need for age-appropriate toilet facilities within the school.</p>
Mitigation	

Gender Reassignment

Impact on public	Positive
Impact on staff	Positive
Rationale	The toilet facilities proposed for the project will be unisex.

Mitigation	

Pregnancy and Maternity

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Race

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Religion or Belief

Impact on public	Neutral
Impact on staff	Neutral

Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Sex

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Sexual Orientation

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Marriage and Civil Partnership

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Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Poverty

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Rurality

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be a neutral impact for both public and staff in relation to this characteristic.
Mitigation	

Geographical Impact: East Hampshire, Hart, Rushmoor

Equality Statement

Additional information:

None

Overview Statement:

Assessment to show that due regard has been given and that there is no requirement for a full EIA:

EIA reference number: 00170

Date of production of EIA for publication: 16/12/2021

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Roz Chadd, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Andrew Tree	Local Member for Whitehill, Bordon & Lindford		