

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date:	17 May 2022
Title:	Wyvern College, Fair Oak
Report From:	Director of Culture, Communities and Business Services

Contact names: Bob Wallbridge and John Cantwell

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals at Wyvern College to enhance the safety and security of the school site together with internal alteration to the existing buildings.

Recommendations

2. That the Executive Lead Member for Children's Services, grants spend approval to the project proposals for Wyvern College at the total cost of £964,000.

Executive Summary

3. Wyvern College provides education for up to 1,350 secondary age children, 9 FE (forms of entry).
4. The project comprises external works to improve safeguarding and security and internal reconfiguration to improve the layout of the school's accommodation.
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 £2,200,000.
6. A planning application was submitted in March 2022 and a decision is anticipated in May/June 2022.

Background

7. Wyvern College is a coeducational secondary academy school that provides education for children aged between 11 and 16 years old. There are currently 1,301 pupils on roll. The number attending the school is not planned to increase as a result of these proposals. Wyvern College is part of a larger school campus that also includes Fair Oak Infant and Fair Oak Junior Schools.
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 10 January 2020, which outlines the available budget for the project. The project is to be funded by developers' contributions from new housing in the local area, previously secured by the Council.
9. Previous approvals were sought for the addition of an all-weather pitch and ICT investment, approved 26 February 2020 with a total cost of £1,164,000 and for security fencing that was constructed to the rear of the school site in the autumn 2019 under delegated officer approval with a cost of £72,000.
10. The existing school frontage, including both car park and hardstanding areas, is largely open to the public throughout the day and construction of the new secure fence and gates, together with the relocation of 9 car park spaces will enhance the security to the site.
11. The reconfiguration of three internal teaching spaces, both specialist and general teaching, will improve the current provision and create a more useful and accessible accommodation layout together with the provision of additional lockers throughout the campus
12. The number of pupils attending the school is not planned to increase as a result of these proposals.

Finance

13 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	Capital Programme	
		£'000	£'000
Buildings		827	827
Fees		137	137
Total		964	964

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)	0	0	0
2. From Other Resources			
a) Developer Contributions	827	137	964
Total	827	137	964

i. *Building Cost:*

The works are a combination of external and internal refurbishment so usual gross and net metrics of building costs are not relevant and not included in this section.

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £70,000 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: £n/a - Academy

Devolved capital as at 31 March 2021: £n/a - Academy

Revenue Issues:

iv. *Overview of Revenue Implications:*

	(a) Employees £'000	(b) er £'000	Oth (a+b) *Net Current Expenditure £'000	(c) Capital ges £'000	Char (a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions					

Details of Site and Existing Infrastructure

15. Wyvern College is a secondary school located off Botley Road, Fair Oak and is part of The Wyvern Campus together with Fair Oak Infant and Fair Oak Junior Schools.

16. Wyvern College was originally built in 1966 and is predominantly of single and two storey SCOLA system building accommodation. It has been extended a number of times over the years to provide additional accommodation and these extensions to compliment the character of the original school building.
17. The Wyvern College campus has a frontage to the Botley Road to the east with a car park and access road serving the school buildings to the centre of site. To the south, the College shares its campus with Fair Oak Infant and Junior Schools. A public footpath runs from east to west along the College's northern boundary.
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 installation of a secure 1.8m high fence to the school frontage together with both manual and automated security gates. There are 9 car parking spaces to be relocated within the existing school car park. A new access footpath to facilitate drop off and pick up to the adjoining infant and junior school is also to be constructed. Internally there are proposals for existing teaching spaces are to be reconfigured and relocated to suit the school's needs and organisation.

The Proposed Building Works

20. The proposed internal alteration works will provide:
 - A new media suite
 - A new drama teaching space
 - Partitioning to provide improved acoustic separation to circulation routes
 - New fixed furniture
 - New finishes to remodelled spaces

External Works

21. The proposed external works comprise:
 - Automated gates with intercom
 - Secure fencing
 - 9 no. relocated parking spaces
 - External lockers
 - New access paths with external lighting
22. The project will provide relocated car parking on the school site which will be in line with the Hampshire County Council On-Site School Parking. There will be 9 relocated car parking spaces provided for staff and visitors. The accessible parking at the school is not affected.

Planning

23. A planning application was submitted in March 2022 and a decision is anticipated in May/June 2022.

Construction Management

24. Wyvern College together with the adjacent Fair Oak Infant and Fair Oak Junior Schools will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety during the construction period on site. It is proposed that the contractor will access the school site via the existing shared access road. The contractor's working areas will be segregated from the school users.
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 County Council's Minor Works Framework and the Landscape Framework and are anticipated to commence on site and complete during the summer of this year.

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:

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

30. 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.
31. 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. The project proposals include the following fire and safety and enhanced features.
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

Health and Safety

33. 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

34. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent 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.
35. The Adaptation Project Screening Tool identifies that in extreme circumstances, strong winds, storm events and heat waves arising from Climate Change in the future, could have the potential to affect the use of the building, but generally the scheme is considered to have low vulnerability to climate change.

36. The project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:

- Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- Natural ventilation to main spaces with night-time cooling strategy.
- Energy efficient lighting and heating controls.
- The use of timber from sustainable sources.
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

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

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	
<p>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.)</p>	
<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 Roz Chadd, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor S Broomfield	Local Member for West End & Horton Heath		No comments received



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
Amy Chambers	Assistant Strategic Development Officer Children's Services	amy.chambers@hants.gov.uk Tel:03707 798802

Title:	EIA 232 - Wyvern College (Academy), Fair Oak
Related EIAs:	EIA Number: None

EIA for Savings Programme:

No

Service affected	Children's Services - Wyvern College (Academy), Fair Oak
Description of the service/policy/project/project phase	<p>Wyvern College is a secondary school in Fair Oak, Eastleigh providing education for children aged between 11 and 16 years old. The school is part of the Wyvern College Academy Trust and currently provides education for up to 1350 secondary age children. Wyvern College is part of a larger school campus that also includes Fair Oak Infant (Community) and Fair Oak Junior (Community) Schools.</p> <p>The Wyvern Community College campus has a frontage to the Botley Road to the east with a car park and access road serving the school buildings to the centre of site. To the south, the College shares its campus with Fair Oak Infant and Junior Schools. A public footpath runs from east to west along the College's northern boundary.</p> <p>The number of children attending the school is not planned to increase as a result of these proposals.</p>
New/changed service/policy/project	<p>The proposed project comprises of external works to improve safeguarding and security and internal reconfiguration to improve the layout of the school's accommodation. It is proposed that the installation of a secure 1.8m high fence to the school frontage together with both manual and automated security gates. 9 car parking spaces are to be relocated to the wider school car park. A new access footpath to facilitate drop off and pick up to the adjoining infant and junior school is also to be constructed. Internal teaching spaces are to be reconfigured and relocated to suit the school's organisation. The proposed internal alteration works will provide:</p> <ul style="list-style-type: none">• A new Media suite• A new drama teaching space• Partitioning to provide acoustic separation to circulation routes• New fixed furniture• New finishes to remodelled spaces. <p>The existing school frontage, including both car park and hardstanding areas, is largely open to the public throughout the day and construction of the new secure fence and gates, together with the relocation of 9 car park spaces will address the current security concerns. The reconfiguration of three internal teaching spaces, both specialist and general teaching, will make a more logical accommodation layout together with the provision of additional lockers throughout the campus.</p>

Engagement

A consultation ran from 12th June 2019 to 26th July 2019.

The project proposal was also included on the Hampshire County Council's (HCC) consultation website: Pre-planning Consultation – Wyvern College | About the Council | Hampshire County Council ([hants.gov.uk](https://www.hants.gov.uk))

Letters were sent to; Parents of children at the school (via the school) • Headteacher • Chair of Governors • School staff • Headteachers, Chairs of Governors & parents of children at all schools within 3 miles (via the schools) • Staff union representatives • MP • HCC Elected member • Local District and Parish Council • Early Years Development and Childcare • Other relevant HCC Officers •

A public meeting was held at the school on 10 July 2019 to allow stakeholders to put forward their views on the proposal directly to officers, offer alternate proposals and ask any questions they might have had.

Additional Information

The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 10 January 2020, which outlines the available budget for the project.

Age

Impact on public	Positive
Impact on staff	Positive
Rationale	<p>Currently parents of Fair Oak Infant and Junior Schools can access the schools via a footpath off of Dean Road, Fair Oak. The footpath leads parents towards Wyvern College main building and takes the parents by classroom windows. This is of a safeguarding and security concern for Wyvern College as the times which parents walk past the windows are when lessons are taking place and therefore the movement of people outside on the school site can be distracting. The new proposed school access path will allow parents to still access the infant and junior school from Dean Road, but will ensure that the children at Wyvern College are not distracted during lessons, and are kept safe and secure. The addition of a 1.8m high secure fence around the frontage of the school will also improve the safety and security of the pupils and staff across the campus. The existing school frontage, including both car park and hardstanding areas, is largely open to the public throughout the day and construction of the new secure fence and gates, together with the relocation of 9 car park spaces will address the current security concerns. The proposed internal building alterations will provide a new media suite, a new drama teaching space and will provide acoustic separation to circulation routes. These additions along with new fixed furniture and new finishes to the remodelled spaces will benefit the students currently at the school and future students as it will provide them with a better environment to receive their education in. The new internal alterations will also benefit the staff at the school as it will provide them with a better working environment. This will undoubtedly have a positive impact on the mental health of both staff and students.</p>
Mitigation	

Disability

Impact on public	Positive
Impact on staff	Positive

Rationale	<p>The new path that is being installed for parents will be accessible to all which will enable anyone with a physical disability to use it. The new path is no longer than the current route being walked by parents and therefore there is no additional distance they will need to be travelled.</p> <p>The internal improvements that are proposed will provide acoustic separation to circulation routes which will benefit both staff and pupils, especially those with a hearing impairment.</p> <p>The 9 parking spaces that are being relocated to the wider school car park so there will be no loss of availability for staff. There is no impact on the current accessible car parking spaces that the school provides. The project will provide relocated car parking on the school site which will be in line with the Hampshire County Council On-Site School Parking Guidelines: https://documents.hants.gov.uk/parking/On-siteSchoolParkingGuidelines.pdf</p>
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Mitigation	
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Gender Reassignment

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share gender reassignment as a protected characteristic
Mitigation	

Pregnancy and Maternity

Impact on public	Neutral
Impact on staff	Neutral

Rationale	The proposed change is expected to have a neutral impact on people who share pregnancy and maternity as a protected characteristic. As mentioned previously, the new route is no longer than the current route that parents are walking and therefore the journey through Wyvern College to Fair Oak Infant and Junior School will be no longer as a result of the new path being installed.
Mitigation	

Race

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share race as a protected characteristic.
Mitigation	

Religion or Belief

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share race as a protected characteristic.

Mitigation

Sex

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share sex as a protected characteristic.
Mitigation	

Sexual Orientation

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share sexual orientation as a protected characteristic.
Mitigation	

Marriage and Civil Partnership

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share marriage and civil partnership as a protected characteristic.
Mitigation	

Poverty

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share poverty as a protected characteristic. As mentioned before, those who walk to school will still be able to access the campus via the Dean Road footpath.
Mitigation	

Rurality

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The proposed change is expected to have a neutral impact on people who share rurality as a protected characteristic. Those who use the current footpath accessed via Dean Road either live locally and walk to school, or park and stride. There is no anticipated increase in the number of people using the new footpath.
Mitigation	

Mitigation

Geographical Impact: Eastleigh

Equality Statement

Additional information:

The consultation documents were available online and could also be requested in paper form. Responses were collated via email, post and in person at the consultation drop in held at the school. Every effort has been made to ensure that key stakeholders are able to access and comment on the public notice.

Overview Statement:

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

EIA reference number: 00232

Date of production of EIA for publication: 06/05/2022