

HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Executive Lead Member for Children's Services
Date:	31 March 2010
Title:	Park Community School, Havant
Reference:	1305
Report From:	Director of Property, Business and Regulatory Services

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1. Executive Summary

- 1.1. This report seeks approval to the provision of a community building at Park Community School, Leigh Park, at a total estimated cost of £925,000 (including fees).

2. Scope of Work

- 2.1. It is proposed to provide a permanent community facility on the Park Community School site, delivering health education and preventative work for the Leigh Park community. Working in partnership with the NHS PCT, the project seeks to improve the lives of families and young people with low educational aspirations and at risk of exclusion. The facility will offer the opportunity to access adult learning, education, health advice and information and a chance to integrate more fully within a community setting.
- 2.2. The proposed extension will be located to the front of the existing school buildings that face onto Middle Park Way.
- 2.3. Although funding for the project has already been approved this report outlines the available funding within which the project must be designed and delivered.
- 2.4. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.

3. Contextual Information

- 3.1. Park Community School is located on Middle Park Way, in a predominantly residential area of Leigh Park. The school capacity is 900 places and there are currently 890 pupils on roll. The proposals do not increase pupil capacity.
- 3.2. The existing school buildings date from 1957 and are a mix of SCOLA and Intergrid system buildings and traditional steel-framed construction.

- 3.3. Park Community School is in Hampshire's first group of schools within the Buildings Schools for the Future programme identified to receive funding for the 'transformation of education' in the area. It is anticipated that since the existing system-built buildings are reaching the end of their viable life, approximately 70% of the existing buildings will be demolished and replaced. The community facilities proposed in this project appraisal have been planned to fit into these future wider proposals for the school site and connect to the existing sports hall and theatre complex, which will be retained and refurbished as part of the future plans.
- 3.4. It is anticipated that the works will be procured through the IESE Tier 2 framework process during July 2010. The works are programmed to commence on site during December 2010 and complete during August 2011.

4. Finance

4.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	796	588
Fees	129	97
	*925	*685

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above) - Colocation Funding	588	97	685
b) School – LMS/14-19 hospitality funding	110	10	120
c) Extended Schools funding	103	17	120
Total	801	124	925

a) *Building Cost:*

Net Cost = £2,181 per m²
 Gross Cost = £2,467 per m²

b) *Furniture & Equipment:* An allocation for loose furniture and equipment has been made in the overall budget for the scheme.

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2009</i>	£129,750
<i>Devolved capital as at 1 April 2009</i>	£156,621

4.4. Revenue Issues:

a) 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	41	41
Unit cost (£) (e.g. per place)					
% variation to Committee's budget					
Number of additional Staff (fte)					

Please Note: The overall level of the revenue budget for funding schools will (from April 2006) be prescribed by central government, and capital projects have no bearing on the level of this budget. Therefore, this proposed project will have no bearing on the overall level of the Children's Services budget, extra costs and savings being met from the same overall schools' funding level.

b) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

5. Risk & Impact Issues

Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

6. Details of site and existing Infrastructure

- 6.1. Park Community School is located within a residential area of Leigh Park. The site slopes gently from south to north, with the Hermitage stream running along the bottom of the attached playing field.
- 6.2. The site has suffered from some minor vandalism in the past and it is anticipated that the location of the proposed community facility on the main street frontage will increase security.
- 6.3. Middle Park Way is a well-used central route through Leigh Park, making the location ideal for community use and offering direct access for community users.
- 6.4. The site of the proposed building is a grassed area to the east side of the existing sports hall. The area is not used as part of the school's formal playing field.
- 6.5. New connections for gas, electricity and water will be made for this building.
- 6.6. Sufficient car parking provision exists on the site to accommodate the proposals outlined in this report.
- 6.7. The contractor will use a segregated access from Middle Park Way and will have a working area immediately adjacent to the proposed works. No contractor or delivery access will be permitted to enter the site between schools hours to avoid conflict between pupils and traffic.

7. Scope of the Project

- 7.1. The proposed community facility will include the following accommodation:
 - computer café
 - consultation room and waiting room
 - toilets (to include accessible)
 - kitchen
 - 3 seminar rooms with mobile acoustic partitions
 - associated storage areas
- 7.2. The computer café will provide community access to the internet. A member of staff at the reception desk will provide help for computer-related queries and a vending machine for refreshments will be available.
- 7.3. The consultation room will be used by the local NHS Trust as a drop-in surgery and education room.

- 7.4. The seminar areas will also be available for adult education use by both the School, community groups and the NHS Trust. The acoustic partitions between the rooms will be retractable to create one large space.

8. The Proposed Building

- 8.1. The building will create a welcoming community-focused facility. It will also provide a more identifiable entrance point for visitors to the school site.
- 8.2. The building will be of cross-laminated wood panel construction. The elevations to Middle Park Way will be external rainscreen cladding, incorporating a graphics design to be developed with the school. The roof will be a low-pitch, high-performance roof covered in a sedum mat that will drain into the existing surface water drainage system. Windows, doors and rooflights will be aluminium framed, double-glazed units.

9. External Works

- 9.1. Landscaping works include the provision of a planted border along the street façade to provide a soft edge to the extended pedestrian route. The new footpaths and entrance portal will be paved, demarking the school boundary from the public footpath.

10. Planning

A planning application was submitted during March 2010.

11. Building Management

The proposed management arrangements will be in line with schools of this size throughout Hampshire.

12. Professional Resources

Structural Engineering)	Property, Business & Regulatory
Architectural Services)	Property, Business & Regulatory
Quantity Surveying)	Property, Business & Regulatory
Mechanical and Electrical)	Scott Wilson (Consultants)

13. Consultations

- 13.1. The following have been consulted during the development of this project and any relevant feedback can be seen in overview in Appendix C:

Local County Councillor
School/Governors
Children's Services
Fire Officer
Access Officer
Planning Department
Leigh Park Community Board
Hampshire Constabulary Crime Prevention Design Advisors

14. Recommendations

That the Executive Lead Member for Children's Services approves design proposals for the provision of a community building at Park Community School, Leigh Park, at a total estimated cost of £925,000 (including fees).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

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

RISK & COMBINED IMPACT ASSESSMENT:

Race and Equality Impact Assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime Prevention Issues

The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

Health and Safety

A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, will be prepared for the proposed scheme, prior to tender.

Climate Change

The building will be mechanically ventilated to achieve the required acoustic standards. A heat recovery system will be employed to reduce the heating demand and energy usage on the building.

The building will be super-insulated, including solar glass on the east elevation to avoid overheating. High-efficiency lighting with motion detection and override will be used throughout, again to minimise energy usage on the building.

The building will have a 'green' sedum roof which will attenuate surface water run-off and solar-thermal hot water pre-heating system.

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Cllr P Edgar	Assistant to Cllr Kirk in his role as Executive Member for Children's Services		

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Cllr Ann Buckley	Local Member	18.03.10	I am very pleased to support the proposals, particularly for the range of services that will be utilising the building. I also like the location close to the street and the sustainability features. I know a lot of consideration is being given to the design and I hope when it comes to the planning consent that a cladding will be chosen that will not look dated in years to come and that there will be conditions about contractors parking, as parking is difficult in this area.
Cllr Liz Fairhurst	Local Member	18.03.10	This will be a great asset to both the school and the community. I look forward to its opening.