

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date of Decision:	28 September 2011
Decision Title:	Classroom Extension at St Bede Controlled (CofE) Primary School, Winchester
Decision Reference:	3094
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for a three classroom extension at St Bede Controlled (CofE) Primary School in Winchester, at an estimated total cost of £827,000 (including fees of £117,000).
- 1.2. This project is required to provide additional permanent pupil places at the school, due to rising numbers in the Winchester area and school catchment.

2. Scope of Work

- 2.1. It is proposed to construct a two storey, three classroom extension at the school to support increased capacity and pupil numbers, following the agreement by Governors to increase the school's Published Admission Number (PAN) from 45 to 60, due to pressure on primary school places in the Winchester area.
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 28 January 2011 and at the Cabinet meeting on 11 February 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.3. Any significant issues from the Impact Assessment will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. St Bede Primary School is located on Gordon Road in Winchester city centre. The schools net capacity is 351 and there are currently 347 pupils on roll. The proposals in this report will increase pupil capacity by 69 to create a two form entry school. Three additional teachers will also be employed to meet the increase in pupil numbers.

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- 3.2. To achieve increased capacity at the school, on this severely constrained city site, it has been necessary to acquire 0.024 ha (0.06 acre) of adjoining land from Winchester City Council, which was both reported to, and approved at the Executive Member for Policy and Resources Decision Day on 10 June 2010.
- 3.3. It is proposed that the works be procured through a traditional tender process. It is anticipated that works will commence on site during January 2012 and complete during June 2012.
- 3.4. It is proposed that the contractor will access the site by the main school entrance off Gordon Road. The contractor's compound and working area will be segregated from the day to day activities at the school at all times and located immediately adjacent to the proposed extension. 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.
- 3.5. 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 to all users. Pedestrian access for pupils and staff will be via the existing pedestrian accesses off Gordon Road and the rear entrance via Park Avenue. Staff will continue to use the staff car park off Park Avenue.

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	710	710	
Fees	117	117	
	827	827	

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)	710	117	827
Total	710	117	827

a) *Building Cost:*

Net Cost = £2,138 per m²
 Gross Cost = £2,573 per m²

b) *Furniture & Equipment:*

An allocation for furniture and equipment has been made from the Children's Services Capital Programme, in addition to the project funding.

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2011:</i>	£38,753
<i>Devolved capital as at 31 March 2011:</i>	£2,833

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				43	43

b) *Energy Costs:*

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

5. Risk & Impact Issues

5.1. 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. The site for the proposed extension was formerly part of the existing Winchester City Council St Peters public car park located off Gordon Road.

6.2. The original school building was constructed in 1914 and is of single storey construction with traditional brickwork, white painted timber windows and pitched roofs clad in natural slate. The school was extended and remodelled in 2002, following its temporary closure due to severe

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flooding in 2001. The extension included a new school hall, main entrance and staff accommodation.

- 6.3. There is also a double temporary classroom on site that was installed in September 2010, which was established at the time in response to the rise in pupil admissions at the school and pressure on pupil places in the wider Winchester area. It is proposed that this temporary classroom remain on site until 2017, when it will be removed.
- 6.4. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.5. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

7. Scope of the Project

7.1. The proposed extension will include the following accommodation:

- Three classrooms
- An accessible W.C.
- 2 No. one to one rooms
- Coats areas
- Girls toilet facilities
- Boys toilets facilities
- P.E. store.

7.2. This project will also include the remodelling of the existing school hall stores, in order to extend the existing corridor to link with the proposed extension.

8. The Proposed Building

8.1. The proposed new building will be of traditional brick-clad construction with a steel frame and a natural slate-clad pitched roof to match the existing. It will be designed to complement the form, character and scale of the 2002 school hall extension that it will adjoin.

9. External Works

- 9.1. The proposed extension has been designed and sited to have minimal environmental impact. The extension will be built on an area of existing tarmac. The new boundary fence will match the existing fencing on the school site.
- 9.2. The acquisition of the additional land from Winchester City Council for the extension will provide the school with another external play area, which will be hard landscaped for all year round use.
- 9.3. As a result of the requirement for additional staff at the school, there will be five new car parking spaces created adjacent to the existing school car park off Gordon Road.

10. Planning

10.1. Planning permission was granted on 23 December 2010.

11. Building Management

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

12. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical Engineering) Elementa Consulting
Electrical Engineering) Culture, Communities & Business Services
Drainage) Culture, Communities & Business Services
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services
CDM Coordinator) Culture, Communities & Business Services

13. Consultations

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

Local County Councillor
School Head Teacher and Governors
Children's Services
Fire Officer
Access Officer
Planning Department

14. Recommendations

14.1. That the Executive Lead Member for Children's Services gives approval to the proposal for a classroom extension at St Bede Controlled (CofE) Primary School in Winchester, at an estimated total cost of £827,000 (including fees of £117,000).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	Yes
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme 2011/12 to 2014/15	2372	28.01.11
Children's Services capital programme issues	2028	17.11.10
Schedule of Routine Transactions- Executive Member for Policy and Resources Decision Day.	1280	10.06.10
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	

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An Equalities Impact Assessment has been completed in the development of this report and no adverse impact has been identified.

2. Impact on Crime and Disorder:

- 2.1. 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 and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. 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.

4. Health and Safety

- 4.1. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme

5. Climate Change:

- 5.1. The proposed new extension has been designed to meet the latest building control standards for the conservation of fuel and power. The extension will be passively ventilated and controlled, so that minimal energy is used and lost through the building fabric. High levels of insulation will minimise heat loss and solar gains.
- 5.2. Internally the building uses materials with high thermal mass, allowing temperature extremes to be tempered.
- 5.3. All light fittings will utilise low energy lamp technology, which will reduce energy consumption and future maintenance needs. The lighting in the rooms will also incorporate daylight linking sensors and movement detection controls, turning lights off when not required.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
N/A	N/A	N/A	N/A

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Brian Collin	Local Member for Winchester Eastgate	25.08.11	2.09.11 - Councillor Collin supports the project proposals. He commented that the school has a good record and there is an urgent need to expand school place numbers in the centre of Winchester to serve the growing number of younger families in the local area.