

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children’s Services
Date of Decision:	28 September 2011
Decision Title:	Gymnasium Extension at Hamble Community Sports College, Southampton
Decision Reference:	3121
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the extension of the existing gymnasium at Hamble Community Sports College in Southampton, at an estimated total cost of £451,000 (including fees of £53,000).
- 1.2. This project has arisen because of a successful grant application by the Dynamo School of Gymnastics who are based at the college. Timescales are critical to meet the conditions of the grant and have the project completed in time for the college to host an Olympic Team prior to the games in 2012. It has been necessary to proceed quickly with the design, technical and tender process in advance of this project appraisal coming forward. The Director of Culture, Communities and Business Services is project managing and designing it to support the college and other funders in securing a successful outcome.

2. Scope of Work

- 2.1. It is proposed to construct an extension to the existing gymnasium to enhance the current gymnastics facilities at the college.
- 2.2. The improvements to the existing gymnasium will enable the resident Dynamo School of Gymnastics to provide an enhanced gymnastics facility at the college for use as a pre-2012 Games training facility for an international Olympic team and will also be made available for wider use by college pupils, parents and the local community.
- 2.3. The proposed two storey extension will include an extended vault run-off area from within the existing gymnasium and a separate ‘tumbling’ area for pre-school children, which will provide a safe and separate space for the children and their parents. A viewing gallery for parents, coach training and the local community will also be located on the first floor of the proposed extension.

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- 2.4. An existing link area between the gymnasium and sports hall that accommodates an office, accessible W.C. and female and male toilets will also be remodelled and refurbished.
- 2.5. 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. Hamble Community Sports College is a co-educational comprehensive secondary school located adjacent to Satchell Lane to the north east and Hamble Lane to the north west. The colleges net capacity is 1,152 and there are currently 1,010 pupils on roll. The proposals in this report do not increase pupil capacity. The college is also the hub site for a Sports Partnership of four secondary schools and 20 primary schools in Eastleigh and a learning centre for the community, with a particular specialism in physical education and sport.
- 3.2. The works have already been procured through a traditional tender process and will be contracted subject to the approval of the project proposals within this report. It is anticipated that works will commence on site during November 2011 and complete during April 2012.
- 3.3. It is proposed that the contractor will access the site by the main college entrance off Satchell Lane. A separate pedestrian and cycle access point will be located on Hamble Lane. The contractor's compound and working area will be segregated 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 college day, in order to avoid traffic conflict when pupils are arriving at or departing from the school.
- 3.4. The college site will remain in use during the construction period, although a small section of the existing gymnasium will be cordoned off to allow for works to be carried out to the vault run-off area. Local management arrangements will therefore be put in place by the college to manage the health and safety impact to all users.

4. Finance

4.1. Capital Expenditure:

There is no County Council capital programme funding allocated to this project.

4.2. Sources of Funding:

- 4.3. Funding for the project has been sourced primarily through a grant from England Gymnastics and a major contribution from Eastleigh Borough Council, together with contributions from the college and the Dynamo Gymnastics School.
- 4.4. Although funding for the project has already been secured, this report outlines the available funding within which the project will be designed and delivered, as detailed in the two tables overleaf.
- 4.5. The cost estimate is currently 9% over the current available funding. In the event that tenders are not received within the available funding, the specification of the works will be reviewed to fit the available budget. It has

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been necessary, given the critical timescales, to proceed quickly to get tendered prices for the works to give confidence about the certainty of delivery.

- 4.6. It is not expected that the funders will accept reductions in the scope of the project, as it will be a condition of grant. The aim will be to value engineer the project to within the funding envelope without any material effect on the scope and intent of the design.

Financial Provision for Total Project	Current Estimate £'000	Sources of Funding	£'000
Buildings	433		399
Fees	58		53
Total	491		451

Sources of Funding for Total Project	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) College's Revenue Budget	40	0	40
2. From Other Resources			
a) Grant from England Gymnastics	192	28	220
b) Eastleigh Borough Council	131	20	150
c) Dynamo School of Gymnastics	36	5	41
Total	399	53	451

a) *Building Cost:*

Net Cost = £ 1,628 per m²

Gross Cost = £ 1,782 per m²

b) *Furniture & Equipment:*

No allocation for furniture and equipment has been made within the project funding. Any additional furniture and equipment will be funded directly by the college.

4.7. College Balances:

The college has the following level of balances:

Published revenue balance as at 31 March 2011: £493,405

Devolved capital as at 31 March 2011: £45,223 (overspent balance)

4.8. 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	23	23

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. Hamble Community College is situated on a semi-rural site on the eastern edge of the city of Southampton. It is bordered by a low density residential development to the south west and a mainline railway line to the south.
- 6.2. The original college building dates back to the 1930's and has a series of campus buildings that are of various ages and styles, ranging from single storey traditional brickwork construction to system built two storey SCOLA accommodation.
- 6.3. Between 2002 and 2004 there were several additions to the college including a Sport's lottery funded community sports hall, health suite, movement studio, changing and ancillary accommodation and a Sports Lottery Funded Gymnasium Centre of Excellence, which is to be enhanced under these proposals. In addition, a sixth form vocational training facility, learning resource and hockey pavilion were completed in 2009.

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- 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 college will be made as a result of the proposals. An additional pedestrian access to the college will be developed as part of project proposal to provide a separate entrance to the School of Gymnastics, which will be located to the north east of the proposed extension.

7. Scope of the Project

- 7.1. The proposed extension will include the following accommodation:
 - An extended vault run-off area
 - A pre-school 'tumbling' area with a separate main entrance and external roof canopy to the north east of the extension
 - A pre-school changing area
 - Two stores
 - A first floor viewing gallery.
- 7.2. The project proposals will also involve the remodelling of the following existing accommodation in the link area between the gymnasium and the sports hall:
 - An internal office area for School staff
 - An accessible W.C.
 - A male W.C.
 - A female W.C.

8. The Proposed Building

- 8.1. The proposed extension will be of block work construction with insulated external render, load-bearing walls and a high-performance roof.
- 8.2. The proposed extension will infill an under utilised external space between the existing sports hall to the north east and the gymnasium to the south.
- 8.3. The new building extension will be provided with level threshold doors and an accessible toilet and has been designed to be fully accessible for college and community use.

9. External Works

- 9.1. There are minimal landscape proposals associated with this scheme.
- 9.2. The new entrance to the pre-school 'tumbling' area of the proposed extension will be located directly off of the existing car park at the front of the school site.
- 9.3. Two existing parking bays will be lost to the proposed extension, although no additional spaces will be created for car parking on site.

10. Planning

- 10.1. A planning application was submitted in July 2011.

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 and Electrical)	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
Eastleigh Borough Council
College Head Teacher and Governors
Children's Services
Fire Officer
Access Officer
Planning Department
England Gymnastics
Dynamo School of Gymnastics UK.

14. Recommendations

14.1. That the Executive Lead Member for Children's Services gives approval to the proposal for the extension of the existing gymnasium at Hamble Community Sports College in Southampton, at an estimated total cost of £451,000 (including fees of £53,000).

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):	

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

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.
- 2.2. The project proposals in this report will have a considerable impact on the prevention of crime. The proposed extension will improve supervision of, and infill a re-entrant and discreet part of the college campus, owing to its open glazed aspect and after school and evening use.

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 design and implementation of the engineering services for the proposed extension will focus on delivering low energy consumption, low maintenance, high reliability and user-friendly installations appropriate for the building users and their specific needs.
- 5.2 The mechanical and electrical services will be designed to provide an economical building to operate and maintain. The ventilation of the building will be by natural means utilising cross ventilation, with manually controlled electrical actuators to high level windows.

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 Keith House	Local Member for Hamble	25.08.11	26.08.11 – Councillor House is in full support of the project proposals. His comments have been taken on board and included within this report.