

**HAMPSHIRE COUNTY COUNCIL**

<b>Committee/ Panel:</b>	Buildings, Land and Procurement Panel
<b>Date of Decision:</b>	4 January 2012
<b>Decision Title:</b>	Redevelopment of Park Community School, Havant
<b>Decision Reference:</b>	3194
<b>Report From:</b>	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 the redevelopment of Park Community School in Havant, at an estimated total cost of £20,000,000.
- 1.2. This project is required to undertake the extensive redevelopment of Park Community School in Havant, and has arisen in response to the increasing urgency of replacing much of the existing accommodation on the school site, the structure of which is deemed to be coming to the end of its useful life.

**2. Contextual Information**

- 2.1. In July 2009, the County Council was invited to join the Building Schools for the Future (BSF) programme. Park Community School was one of ten sites chosen to be included in a first wave of investment of over £80 million of central Government capital grant to remodel and refurbish school buildings in the Havant and Horndean areas, in order to provide exemplary learning environments.
- 2.2. However, in July 2010, Michael Gove, the Secretary of State for Education announced that the BSF programme would be suspended and subsequently each of the new projects within the programme in Hampshire were cancelled, including the project at Park Community School.
- 2.3. In order to ensure the continued delivery of the redevelopment of Park Community School, funding was then allocated from the Children's Services Capital Programme and the Policy and Resources Capital Maintenance Programme for the project, and was approved at the Executive Lead Member for Children's Services Decision Day on 28 January 2011 and Cabinet on 11 February 2011, as well as the Executive Member for Policy and Resources Decision Day on 14 April 2011. This report confirmed that the Intergrid structural system buildings

at Park Community School were ranked the highest condition and capital maintenance priority against all other school buildings in the County.

- 2.4. Accordingly, proposals have now been developed to replace the existing Intergrid system buildings on the school site with a new three storey teaching block and new dining, sports and community facilities. In addition these proposals include the refurbishment of the existing SCOLA block and the extension and refurbishment of the remaining single storey existing school accommodation on the site.
- 2.5. Park Community School is a co-educational comprehensive secondary school located off Middle Park Way in the Leigh Park area of Havant. The school's net capacity is 900 and there are currently 890 pupils on roll. The proposals in this report do not increase pupil capacity, although they are designed to improve the learning environment and facilities for community provision at the school.

### **3. Scope of Work**

- 3.1. The provision of a new three storey teaching block will replace the existing Intergrid system built accommodation on the school site. This will be centrally located and adjacent to each of the existing retained buildings. The relevant existing school accommodation will then be demolished once the students have been relocated into the refurbished, extended and new school accommodation.
- 3.2. The proposals also include the reroofing, re-cladding and internal refurbishment of the existing SCOLA science and technology facilities, the refurbishment and extension of the existing theatre and sports facilities, to provide an improved and expanded performing arts and sports complex.
- 3.3. The existing school setting will be significantly enhanced with new external play areas segregated from secure dedicated parking. There will also be a new school entrance for pupils and a separate pickup and drop off point for visitors, together with a coach access.
- 3.4. Due to the constraints of the school site, the requirement to maintain the school in operation during construction and the need to minimise the quantity of temporary accommodation utilised, a phased approach to the building works will be adopted, which is detailed below:
  - The first phase of the project will involve the demolition of an existing two storey building. Temporary classrooms will be installed to provide replacement teaching rooms during this phase, in order to enable the construction of the new build element of the project to commence.
  - The students will then decant from the existing school accommodation into the new three storey teaching block.
  - The final phase of the project will involve the refurbishment of the two existing SCOLA blocks and the demolition of the remainder of the existing Intergrid system built accommodation.

Agenda item:

- 3.5. It is proposed 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.
- 3.6. It is proposed that the contractor access the school site by a new temporary entrance to the south of the existing building from Middle Park Way. The contractor's compound will be located adjacent to the proposed working area and will be secured with site fencing at all times. 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.
- 3.7. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.
- 3.8. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during Summer 2012 and complete during Autumn 2014.

#### 4. Finance

##### 4.1. Capital Expenditure:

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

<b>Capital Expenditure</b>	<b>Current Estimate</b>	<b>Capital Programme</b>
	<b>£'000</b>	<b>£'000</b>
Buildings (including FF&E and IT Hardware)	17,280	8,584
Fees	2,720	1,416
	20,000*	10,000*

\* 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:

<b>Financial Provision for Total Scheme</b>	<b>Buildings</b>	<b>Fees</b>	<b>Total Cost</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
1. From Own Resources			
a) Capital Programme (as above)	8,584	1,416	10,000
2. From Other Resources			
a) Policy and Resources Capital Maintenance Programme	8,696	1,304	10,000

<b>Total</b>	17,280	2,720	20,000
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a) *Building Costs:*

Refurbishment: Gross cost - £1,111 per m<sup>2</sup>. Net cost - £880 per m<sup>2</sup>.

New build: Gross cost - £2,405 per m<sup>2</sup>. Net cost - £1,905 per m<sup>2</sup>.

b) *Furniture and Equipment:*

An allocation of £375,000 has been made within the capital expenditure for the project for the provision of all loose furniture, fittings and equipment (including fees).

c) *IT Equipment:*

An allocation of £805,000 has also been made within the capital expenditure for the project for IT Hardware (including fees).

4.3. School Balances:

The school has the following level of balances:

*Published revenue balance as at 31 March 2011:* £402,607

*Devolved capital as at 31 March 2011:* £33,964

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	-	-	-	1,176	1,176

b) *Energy Costs:*

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

4.5. It should be noted that there is some uncertainty in the current construction market, including fluctuations in material costs and some concerns emerging around potential future price increases, which may impact on building tender work.

- 4.6. The project is currently being managed to remain within the funding envelope. This project will not complete until Autumn 2014 and so this pressure will need to be carefully and robustly controlled.

## **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 existing school site comprises a mixture of SCOLA and Intergrid pre-cast concrete accommodation. The latter is close to the end of its useful life and it is proposed that it be demolished. There are also later interventions and buildings in sound structural condition on the school site and it is proposed that these be retained and refurbished. The most recent addition to the school was the provision of a new community building, which was completed in May 2011.
- 6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.3. No permanent alterations to the main vehicular and pedestrian entrances to the school will be made as a result of the proposals.

## **7. Scope of the Project**

- 7.1. The key aspects of the project are listed below in more detail:
- 7.2. The reroofing, re-cladding and internal refurbishment of the existing science and technology facilities, which will provide the following accommodation:
  - 7 science classrooms
  - 4 technology classrooms.
- 7.3. The refurbishment and extension of the existing theatre and sports facilities to provide an improved and expanded performing arts and sports complex will provide the following accommodation:
  - sports hall
  - fitness room
  - internal sports changing rooms
  - external sports changing rooms
  - activity studio
  - music room
  - music practice rooms
  - media suite
  - assembly hall
  - drama studio
  - lecture theatre

- discovery centre/ library
  - dining/ café area with adjoining kitchen
  - I.T. room
  - administration and staff offices
  - Special Education Needs (SEN) teaching areas
  - literacy suite
  - plant room.
- 7.4. The provision of a new three storey teaching block that replaces the existing Intergrid system built accommodation on the school site will provide the following accommodation at each level:
- Ground floor- eleven general teaching classrooms; Special Educational Needs (SEN) key stage 3 and 4 teaching areas; pupil support and guidance suite.
  - First floor- purposeful teaching space and terrace; five general teaching space; administrative and Head Teacher's offices; staffroom and I.T. classroom; toilet facilities; accessible W.C.
  - Second floor -\_external art terrace; two art classrooms; graphics classroom; photography classroom; toilet facilities; general teaching classroom.
- 7.5. Once the students have been decanted into the refurbished, extended and new school accommodation, the existing Intergrid system built accommodation will be demolished.
- 7.6. The school building and site have been designed to be fully accessible for all staff, pupils and visitors, and a level approach will be provided to the new main entrance and from all final exit doors.

## **8. The Proposed New Building**

- 8.1. The proposed extension to the existing theatre and sports facilities will be of steel framed and traditional brick-clad construction with a high-performance, low-pitched roof.
- 8.2. The proposed new three storey teaching block will also be of steel framed construction clad in brickwork and will incorporate a high performance window system. Pitched roofs have been designed over the second floor art, photography and graphics suite to provide rooms with higher ceilings and north facing clerestory windows to improve natural day-lighting and ventilation. The use of concrete floors and roofs will assist with the thermal mass of the building to reduce temperature variations in the summer.
- 8.3. The proposed refurbishment, re-cladding and re-roofing specification to those existing buildings that are to be retained will involve new high performance, low pitched roofing systems and insulated brick slip cladding with new high performance windows.

## 9. External Works

- 9.1. The landscape proposals will include the following:
- a segregated pupil entrance
  - a remodelled car park and improved access arrangements to the north of the school site for staff and community use.
  - a new coach pick up / drop off point and on-site turning to maintain access for deliveries, refuse collection, and emergency vehicles.
  - new outdoor spaces to encourage and develop learning
  - extensive tree and shrub planting
  - large areas of grass for external play
  - enhancement of existing ecology and biodiversity areas
  - secure cycle storage.
- 9.2. A central courtyard will also be constructed on the school site, once the existing buildings have been demolished, which will accommodate a number of activities to encourage social interaction, space for outdoor eating, sitting, performance, formal gathering, and community events.
- 9.3. The existing multi-use games area (MUGA), tennis courts and playing fields will be retained as existing.

## 10. Planning

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

## 11. Building Management

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

## 12. Professional Resources

Architectural Services	) Culture, Communities & Business
Landscape Services	) Culture, Communities & Business
Mechanical and Electrical Services	) Culture, Communities & Business
Drainage	) WSP
Structural Engineering Services	) Culture, Communities & Business/ BAM
Quantity Surveying Services	) Culture, Communities & Business
Construction, Design & Management Coordinator	) Capita Symonds

## 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:

Children's Services  
Executive Lead Member for Children's Services  
Local Members  
Park Community School Head Teacher and Governors

County Council Planning Department  
Havant Borough Council Planning Department  
Fire Officer  
Access Officer  
Crime and Prevention Officer – Hampshire Constabulary  
Leigh Park Community Forum  
Havant Access Group  
Environment Agency.

**14. Recommendations**

**14.1. That the Panel advises the Executive Member for Policy and Resources that:**

14.2. The project proposals for the redevelopment of Park Community School in Havant, at an estimated total cost of £20,000,000, be approved.

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

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

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>		
<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.)

DocumentLocation

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.
- 1.2. Consultation and detailed design development meetings have been held with the school's Senior Management Team, Chair of Governors and Children's Services to discuss the project brief, whilst curriculum specific workshops have taken place with key staff and departmental leads.
- 1.3. Wider consultation with the school and local community has also been undertaken. Property Services officers attended a Year 6 Parents Information Evening and held a landscape workshop for school, design team and Havant Borough Council departments in September 2011. Property Services officers also attended the Leigh Park Community Forum meeting and held a pupil workshop to engage and discuss landscape aspirations in November 2011. A public event for local residents was held later in December 2011.

### **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. Though there is no direct link between the provision of new facilities and the reduction of Crime and Disorder, the nature of the facilities are expected to have a positive impact on pupils and therefore their behaviour both in and out of school.

### **3. Fire Risk Assessment**

- 3.1. In consultation with the Hampshire Fire and Rescue Service a Fire Risk Assessment has concluded that a sprinkler system should be installed at Park Community School.

### **4. Climate Change:**

- 4.1. The project will incorporate the following sustainability features:
  - high insulation levels and good air tightness to minimise energy loss, combined with high-performance windows.
  - low energy lighting systems with daylight linked controls and proximity detection will also be used to further reduce energy use.
  - passive ventilation systems will be used throughout to avoid complex mechanical ventilation systems.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor R. Perry, Executive Lead Member for Children's Services	Portfolio Holder	29.11.11	30.11.11 – Councillor Perry fully supports the proposals.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Ann Buckley	Local Member for Bedhampton and Leigh Park	1.12.11	1.12.11 – Councillor Buckley fully supports the proposals and commented that it was very disappointing when Building Schools for the Future was withdrawn, and pleasing now that the project will be funded. This building, together with the Woodlands Education Centre, Prospect School, Havant Academy and Barncroft School will provide a range of well designed, sustainable, new and remodelled buildings in Leigh Park.
Councillor Liz Fairhurst	Local Member for Bedhampton and Leigh Park	1.12.11	3.12.11 - Councillor Fairhurst is more than content with the project proposals for Park Community School.