

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	4 January 2012
Decision Title:	Quayside Education Centre, Gosport
Decision Reference:	2750
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 the relocation of Quayside Education Centre from its current accommodation in temporary buildings in Mill Lane, Gosport to a new purpose built education facility on Tukes Avenue, at an estimated total cost of £4,000,000.
- 1.2. The relocation of Quayside Education Centre will provide students facing challenges linked to educational attainment or behavioural issues, with an opportunity to work and learn in a significantly improved learning environment.

2. Scope of Work

- 2.1. It is proposed to construct new education centre facilities on Tukes Avenue in Gosport to enable the relocation of the existing Quayside Education Centre from Mill Lane in Gosport, which is currently accommodated in a series of temporary buildings on the St. Vincent College campus site, to a permanent and significantly improved learning environment.
- 2.2. A financial allocation has been made within the scope of this project for the demolition of the existing temporary buildings on the St Vincent College Campus, upon the successful relocation of the existing education centre's provision to the Tukes Avenue site and in accordance with the lease agreement.
- 2.3. The new education centre will cater for 48 secondary school age children, who are either considered too emotionally vulnerable to attend mainstream education or who have been excluded from school.
- 2.4. The proposed new education centre will be located on the northern part of the existing Woodcot Community Primary School site on Tukes Avenue. The existing primary school's hard play area will be re-located within the existing school site and, as a consequence of this project and with the school's agreement, internal refurbishment works will be

undertaken to the school, at a total cost of £250,000 (including fees), in order to modernise the existing toilet facilities and to enable the existing stand alone nursery school facilities to be relocated within the existing primary school building.

- 2.5. 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 July 2012 and complete during August 2013 for occupation at the beginning of the Autumn term.
- 2.6. It is proposed that the contractor will access the primary school site by a separate temporary entrance off Tukes Avenue. The contractor's compound will be located adjacent to the existing primary school's service buildings and entrance. 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.
- 2.7. The primary school will remain in use during the construction period and the main school entrance will be relocated to provide separate access for the school to the south of the site. Local management arrangements will remain in place to manage the health and safety impact to primary school pupils, teaching staff, parents and visitors.
- 2.8. Funding for the project was approved at both the Executive Lead Member for Children's Services Decision Day on 28 January 2011 and the Cabinet meeting of 11 February 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.9. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. In recent years, the County Council has undertaken a programme of improvements to education centre premises, which has resulted in new or substantially improved and remodelled buildings in most areas of the County. However, of the remaining premises, the building in the poorest condition has been identified as the Quayside Education Centre in Gosport, which currently occupies a number of temporary buildings on the St. Vincent College campus site on Mill Lane.
- 3.2. Funding is available in the 2011/12 Children's Services Capital Programme, under the Fareham and Gosport Vocational Provision, for the replacement of the Quayside Education Centre with a new purpose built facility, which was approved at the Lead Member for Children's Services Decision Day on 28 January 2011.
- 3.3. The proposed new education centre will provide pupils who are facing educational challenges with an opportunity to receive targeted support on an individual basis. This support will run alongside mainstream learning and contribute towards ensuring that students remain predominantly in a mainstream learning environment whilst receiving tailored learning programmes at the education centre.

- 3.4. The existing Quayside Education Centre is currently situated on the St. Vincent College campus on Mill Lane in Gosport and there are currently 60 pupils on roll. The proposals in this report do not increase pupil capacity.
- 3.5. Woodcot Community Primary School is located on Tukes Avenue in the Bridgemary area of Gosport. The school's net capacity is 210 and there are currently 160 pupils on roll. The proposals in this report do not increase pupil capacity. The nursery school located on the primary school site also provides 50 places.

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	3,047	3,047
Refurbishment works at Woodcot Primary School	215	215
Furniture and Fittings	172	172
Fees	566	566
Total	4,000*	4,000*

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)	3,262	538	3,800
b) Education Central Devolved Formula Capital	172	28	200
Total	3,434	566	4,000

a) Building Costs:

Net Cost = £ 2,453 per m²

Gross Cost = £ 3,098 per m²

b) Refurbishment works at Woodcot Primary School:

An allocation of £250,000 (including fees) has been included within the total cost of the project for internal refurbishment works to be undertaken at the primary school.

c) Furniture, Fittings and Equipment:

An allocation of £200,000 (including fees) has been made for the provision of all loose furniture, fittings and equipment.

d) Revenue Issues:

Going forward, Education Centres will be funded like schools and their Revenue budgets will be funded through the Schools Budget in future.

e) 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	-	-	-	229	229

f) *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 Woodcot Primary School site is situated in a residential area of Bridgemary in Gosport and currently accommodates stand alone nursery facilities and swimming pool to the rear of the primary school. There is also a family centre adjacent to the south west corner. The nursery school is managed privately and the family centre is managed by the County Council.

6.2. The primary school was built in 1960's and is of two storey construction.

6.3. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

7. Scope of the Project

7.1. The proposed new education centre will include the following accommodation:

- two classrooms for Emotionally Vulnerable (EV) pupils
- four classrooms for pupils with behavioural issues
- food technology classroom
- art classroom
- science classroom
- design technology classroom
- dining room with adjoining servery
- administration offices, reception area and main entrance
- staff room with adjacent one to one area and staff toilet facilities
- common room
- separate entrance for emotionally vulnerable pupils
- accessible W.C.
- toilet facilities for staff and pupils
- plant
- new vehicle and pedestrian entrances and external play areas.

7.2. The project proposals will also involve the refurbishment of the existing toilet facilities at Woodcot Primary School, as well as the relocation of the existing stand alone nursery school provision into the existing primary school building.

8. The Proposed Building

8.1. The proposed new education centre will be of single storey construction and traditional brickwork, with high performance glazing under low pitched roofs with a high quality metal covering.

8.2. It is proposed that the new education centre accommodation is built around a landscaped courtyard. The internal circulation for staff and pupils is around the courtyard, with the classrooms, staff rooms and dining room facing outwards. The centre's staff offices will overlook the main entrance to provide security for the school entrance.

8.3. The proposed dining area and social spaces will look into the courtyard and it is proposed that the courtyard will provide a calm and safe environment for the centre staff and pupils.

9. External Works

9.1. The external areas and landscape proposals will include the following:

- a new vehicle entrance that will serve both the proposed new education centre and the existing primary school; the existing vehicular access will form the vehicle exit.
- a relocated pedestrian entrance to the primary school to enhance safe access to the school and to create a clear separation between the primary school and proposed new education centre, which will have its own dedicated pedestrian access.
- a new multi-use games area will be created for timetabled use by both the primary school and education centre.
- a landscaped courtyard will be centrally located within the education centre building.
- the existing trees will be reshaped around the new building to form external teaching and social spaces, which will allow separation of the emotionally vulnerable pupils, the shared teaching areas and pupils with behavioural issues .
- the existing boundary treatment to the north of the existing school site will be enhanced by way of a new fencing and additional planting.

10. Planning

10.1. A planning application was submitted in December 2011.

11. Building Management

11.1. Building management arrangements will be put in place for the proposed new education centre and the existing building management arrangements will remain in place for the primary school.

12. Professional Resources

Architectural Services) Culture, Communities & Business
Landscape Services) Culture, Communities & Business
Mechanical and Electrical Services) WPS
Drainage) Environment Department
Structural Engineering) WPS
Quantity Surveying Services) Culture, Communities & Business
Construction, Design & Services) Culture, Communities & Business
Management Coordinator.

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 Member
Quayside Education Centre Manager and Senior Staff
Woodcot Primary School Head Teacher and Governors
The County Council's Planning department
Sport England
Economy, Transport and Environment department
Fire Officer
Access Officer
Crime Prevention Officer.

14. Recommendations

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

14.2. The project proposals relating to the relocation of Quayside Education Centre from its current accommodation in temporary buildings in Mill Lane, Gosport to a new purpose built education facility on Tukes Avenue, at an estimated total cost of £4,000,000, be approved.

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>
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. 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 the education centre.

3. Fire Risk Assessment:

3.1. In consultation with Hampshire Fire and Rescue Service a fire risk assessment has concluded that this is a low risk category building and therefore a sprinkler system will not be installed.

3.2. The project proposals include the following safety features:

- the proposed education facility is a single storey courtyard building with means of escape direct to the outside from all teaching spaces.
- the building will be constructed from robust external materials of limited combustibility with external perimeter areas gated and fenced to discourage unauthorised access, including a secure bin storage compound located remote from buildings.
- compliance with Statutory Regulations and County Council Policy with incorporation of fire compartmentation, means of escape provision and in addition a full fire detection system with remote monitoring.
- the behaviour of pupils is closely controlled and monitored by the centre management team and there is a high staff to pupil ratio to ensure close supervision at all times.

4. Climate Change:

4.1. The project will incorporate the following sustainability features:

- heating controls will be thermostatically controlled in each individual space. There will be high levels of insulation to minimise heat loss and high air tightness values will be targeted.
- all fluorescent lights will utilise new lamp technology and light emitting diode (LED) lamps, which will reduce energy consumption and future maintenance needs. The lighting in the rooms will also incorporate daylight linking sensors and movement detection controls.
- a roof overhang will provide shading to all the south facing windows in the summer and all teaching spaces will be naturally ventilated.
- rain water harvesting for landscape maintenance.

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

Executive Member and Portfolio	Reason for Consultation	Date Consulted	Response:
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:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor M. Geddes	Local Member for Bridgemyary	30.11.11	6.12.11 - Councillor Geddes is in full support of the project proposals.
Councillor C. Carter	Local Member for Leesland and Town	30.11.11	1.12.11 – Councillor Carter is fully supportive of this development, which he believes will significantly enhance opportunities for those whom education is a challenge.
Councillor P. Edgar	Local Member for Leesland and Town and Assistant Executive Member for Education	30.11.11	12.12.11 - Councillor Edgar has been consulted on the project proposals and fire risk assessment recently carried out and is supportive of the scheme of work at the education centre.