

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children’s Services
Date of Decision:	1 February 2012
Decision Title:	Overton Controlled CE Primary School, Basingstoke
Decision Reference:	3573
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 new build, extension and refurbishment works to provide additional permanent pupil places and extended schools accommodation at Overton Controlled CE Primary School in Basingstoke, at a total estimated cost of £613,000.
- 1.2. This project is required to provide extended schools use and additional permanent pupil places.

2. Scope of Work

- 2.1. It is proposed to infill an existing underutilised courtyard that is centrally located within the main school building with a new two storey library and I.T. suite. This will enable the re-provision of the existing library and I.T. facilities and the re-instatement of two existing classrooms in which these facilities are currently located.
- 2.2. In addition, it is proposed to construct a new stand-alone, modular pre-school and extended schools multi-use building. This will allow for the re-provision of the existing pre-school, which is currently located in a classroom within the main school building.
- 2.3. Funding for the project was approved at the Executive Lead Member for Children’s Services Decision Day on 7 December 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.4. 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. Overton Primary School is located on Court Drove in Overton, Basingstoke and is surrounded by open countryside to the north, east and west with residential housing to the south of the primary school site.
- 3.2. The schools net capacity is 315 and there are currently 285 pupils on roll. The proposals in this report will increase pupil capacity by 105 to create a two form entry school.
- 3.3. It is proposed that the works be procured through a traditional tendering process. It is proposed to procure the new standalone modular building separately to the extension and refurbishment works to achieve best value for this project. It is anticipated that works will commence on site during June 2012 and complete during October 2012.
- 3.4. The primary school site will remain in use during the construction period and disruption will be minimized to the existing school users and through local arrangements to manage pupil circulation and the health and safety impact to all school users throughout the duration of the works.
- 3.5. It is proposed that the contractors access the site by the main school entrance off Court Drove. The contractors' compounds will be separated from the main primary school building 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.

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	535	304
Fees	78	48
	613*	352*

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	302	50	352
2. From Other Resources			
a) School's Devolved Capital	30	-	30
b) School's Revenue Budget	41	4	45
c) Extended Schools Allowance	65	10	75
d) Developer's Contribution	95	16	111
Total	535	78	613

e) *Building Costs:*

Refurbishment: Gross cost - £1,867 per m². Net cost - £1,814 per m².

New build: Gross cost - £2,043 per m². Net cost - £1,939 per m².

f) *Furniture and 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 school.

4.3. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2011- £116,966

Devolved capital as at 31 March 2011- £54,586

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	Nil	Nil	Nil	32	32

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 existing primary school building is a mixture of one and two storey 'SCOLA' system-built construction and is surrounded by playing fields, hard play courts and an outdoor swimming pool.

6.2. Recent additions to the primary school include the provision of two storey classroom blocks at either end of the main teaching wing of the primary school, which were added in 1996 and 2000.

6.3. The main vehicular entrance to the school is via Court Drove. Staff parking is located to the north east of the main school building near to the main vehicular entrance, while visitor parking is along Court Drove.

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 and pedestrian entrance to the school will be made as a result of the proposals.

7. Scope of the Project

7.1. It is proposed to infill an existing underutilised courtyard that is centrally located within the main school building with a new two storey structure to enable the re-provision of the existing library/ I.T. facilities and the re-instatement of two existing classrooms in which these facilities are currently located. The existing food technology area will also be relocated into a small new build extension.

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7.2. In addition, it is proposed to construct a new stand-alone, modular pre-school and extended schools multi-use building, which will include the following accommodation:

- pre-school room
- extended schools room
- shared toilet facilities
- shared kitchenette
- shared administrative office.

8. The Proposed Building

- 8.1. The external appearance of the courtyard infill and extension will match the existing two storey primary school building. The external elevations associated with the courtyard infill and extension will be glazed, panelled and coloured to match the existing primary school building envelope.
- 8.2. The proposed new pre-school and extended schools stand-alone building will be of single storey modular construction, with timber cladding and high performance external windows and roofing.

9. External Works

- 9.1. The external landscaping proposals associated with this scheme will include the provision of an external hard play area. This will be located immediately adjacent to the new pre-school and extended schools building.
- 9.2. Some existing soft landscaping will be removed to make way for the new modular building.

10. Planning

- 10.1. Planning permission for the provision of the library and I.T. suite was granted on 25 May 2011 and a planning application for the new pre-school and extended schools building was submitted in January 2012.

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
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 project proposals for new build, extension and refurbishment works to provide additional permanent pupil places and extended schools accommodation at Overton Controlled CE Primary School in Basingstoke, at a total estimated cost of £613,000.

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>
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 direct impact on the prevention of crime. However, research tells us that better access to early years provision can have a beneficial impact on later behaviour.

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. Both the proposed new courtyard infill extension and the new modular building has been designed to meet the latest building control standards for the conservation of fuel and power. The new accommodation will be passively ventilated and controlled, where possible, so that minimal energy is used. High levels of insulation will also minimise heat loss and solar gains.
- 5.2. Low energy light fittings and appliances will be used to minimise energy consumption.

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 Anna McNair Scott	Local Member for Candovers	9.01.12	20.01.12- Councillor McNair Scott thinks the plans for the school are practical and will cater well for the proposed increase in numbers and pre-school / extended schools accommodation.