

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date of Decision:	13 March 2012
Decision Title:	Cupernham Community Infant and Junior Schools, Romsey
Decision Reference:	3207
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 extension work and remodelling to be undertaken at Cupernham Community Infant and Junior Schools in Romsey, at an estimated total cost of £4,000,000.
- 1.2. This project is required to provide additional permanent places at the schools, in order to accommodate pupils from the nearby Abbots Wood housing development, which is currently under construction.

2. Scope of Work

- 2.1. It is proposed to remodel the existing teaching accommodation at the schools to allow for the re-provision of classroom areas to add the necessary pupils places and to suit current teaching requirements.
- 2.2. It is also proposed to construct extensions at both schools that will provide enhanced specialist teaching, learning resources and community facilities for use by both pupils and the local community.
- 2.3. In addition, an existing pre-school that is currently located within the Infant School will be relocated within a purpose-built extension with a dedicated and enhanced entrance area. This will allow for the re-provision of a classroom at the Infant School and provide a dedicated location and entrance for this activity.
- 2.4. There are also proposed new external landscaping works, external play areas, additional parking and new pathways.
- 2.5. 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.
- 2.6. 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. Cupernham Community Infant and Junior Schools are located on Bransley Close, off Woodley Lane in Romsey. The infant school's net capacity is 180 and there are currently 174 pupils on roll. The junior school's net capacity is 240 and there are currently 226 pupils on roll.
- 3.2. The proposals in this report will increase pupil capacity across both schools from 420 places to 630 places, an increase of 210. This will expand the schools from two forms of entry (2FE) to three forms of entry (3FE).
- 3.3. 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 Summer 2013.
- 3.4. It is proposed that the contractor access the site by the main school entrance off Bransley Close. The contractor's compound will be in the existing staff car park and alternative staff parking will be provided during this time. 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. 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 and local residents.

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	3,333	3,333
Fees	567	567
Loose Furniture, Fittings, IT and Equipment	100	100
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)	3,433	567	4,000
Total	3,433	567	4,000

a) *Building Costs:*

Net Cost - £ 2,136 per m² Gross Cost - £2,944 per m².

b) *Furniture and Equipment:*

An allocation of £100,000 has been made for the provision of all loose furniture, fittings, equipment and IT from within the capital allocation.

c) *Schools Balances:*

The schools have the following level of balances:

Cupernham Community Infant School

Published revenue balance as at 31 March 2011: £26,818
Devolved capital as at 31 March 2011: £8,131

Cupernham Community Junior School

Published revenue balance as at 31 March 2011: £52,518
Devolved capital as at 31 March 2011: £40,292

4.3. Revenue Issues:

4.4. 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	70	40	110	187	297

4.5. 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. Cupernham Community Infant and Junior Schools share a site on Bransley Close off Woodley Lane in Romsey.
- 6.2. The schools were built in 1968 and 1972 and are of SCOLA system built construction.
- 6.3. The existing mains services and drainage infrastructure will be enhanced to accommodate the project proposals.
- 6.4. No permanent alterations to the main vehicular entrance to the schools will be made as a result of the project proposals, although a new secure fence will be installed to better separate the main school access from the staff car park and school delivery area.

7. Scope of the Project

- 7.1. It is proposed to construct extensions at both schools, which will include the following accommodation:
 - new school administration offices
 - new special education needs (SEN) room
 - new enlarged entrance lobbies and parents' waiting areas
 - new learning resource areas
 - flexible multi-use studio space with community access at the Junior School
 - new specialist practical teaching area at the Junior School
 - enclosed corridor to join the existing stand-alone teaching block at the Infant School with the main school building
 - new pre-school and support facilities with better located and discrete entrances
 - new external canopies to the south and west wings of the Infant School to provide covered outdoor learning spaces adjacent to classrooms, as well as a new external canopy outside new multi-use studio with timber deck to provide an outside learning area.
- 7.2. It is also proposed to remodel the existing teaching accommodation at the schools. The teaching accommodation at the Infant School will be reconfigured to provide nine classrooms. Infill offices and additions to the circulation spaces at the Junior School will be removed in order for the space to be used as an enhanced library area. In addition, a new corridor will be provided next to the main Junior School hall that will allow access to staff accommodation without the need to pass through the school hall.

8. The Proposed Building

- 8.1. The Infant School is to be extended to infill the existing open corners of the school building.
- 8.2. The Junior School is to have a single extension to be located on an existing hard-surfaced play space between the two schools. This area will be replaced by a new paved external play area.

- 8.3. The proposed extensions at the schools will be of single storey construction with high-performance roofs and aluminium framed double glazed windows. In addition, external canopies and covered areas of steel and timber construction will be added directly onto the existing school buildings and classroom elevations.
- 8.4. The new building extensions and alterations will also be provided with level thresholds that will improve access to the existing school's facilities.

9. External Works

- 9.1. The main soft landscaped areas around the two schools will be unaffected by these proposals. These areas include the existing playing field and surrounding habitat areas, vegetable growing garden, the infant school pond and wooded seating corner.
- 9.2. The external landscape proposals will include the following additional features:
- a new paved entrance area and path between the schools' entrances, which will be linked by a new external canopy.
 - expansion of the two existing staff car parks with additional car parking spaces.
 - additional pedestrian entrances at strategic locations around the schools to improve safe access and permeability onto the school site.
 - extended hard play areas, external canopies and a variety of surface materials for pupils external play.
 - additional boundary planting with native shrub species and trees, which will compensate for the loss of some trees and undergrowth in the central part of the site.
 - new cycle storage provision at the front of the schools.

10. Planning

- 10.1. A planning application was submitted in February 2012.

11. Building Management

- 11.1. The existing building management arrangements will remain in place with such additional provisions as deemed necessary to support the new buildings and facilities.

12. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical and Electrical)	Culture, Communities & Business Services
Drainage) Environment Department
Structural Engineering) Curtins Consulting
Quantity Surveying) Culture, Communities & Business Services
Construction, Design &) Culture, Communities & Business Services
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
- School's District Manager – Ann Truman
- Local Member
- Cupernham Community Infant School Head Teacher and Governors
- Cupernham Community Junior School Head Teacher and Governors
- Fire Officer
- Access Officer
- Crime Prevention Design Advisor.

14. Recommendation

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

14.2. The project proposals for extension work and remodelling to be undertaken at Cupernham Community Infant and Junior Schools in Romsey, 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.
- 1.2. A public consultation meeting was held on 11 January 2012 at Cupernham Junior School for local residents and parents. Their comments on the project proposals related to their concerns over existing traffic conditions. Property Services officers have therefore reviewed which improvements can be delivered in the preparation of the project proposals.

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. The proposals in this report have no negative impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. In consultation with Hampshire Fire and Rescue Service a fire risk assessment has concluded that these are low risk category buildings and therefore a sprinkler system will not be installed.
- 3.2. The project proposals include the following fire safety features:
 - all existing ground floor classrooms to both infant and junior have dedicated external escape routes incorporated and the junior school first floor classrooms have a dedicated one hour fire protected stair well to the external spaces.
 - compliance with Statutory Regulations with the incorporation of fire compartmentalisation and means of escape provision.
 - a full fire detection system with remote monitoring in accordance with the County Council's arson reduction policy.

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 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:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response
Councillor Roy Perry, Executive Lead Member for Children's Services	Portfolio Holder	15.02.12	<p>21.02.12 – Councillor Perry endorses the proposals for the enlargement of the school to accommodate youngsters from the new Abbots Wood Development. An issue of concern is the additional traffic flow that will be caused by parents dropping off and picking up children. He has requested that there needs to be careful consultation with neighbours and the Borough and Town Council on the best way of dealing with this.</p> <p>Capacity for additional on site parking spaces is limited and whilst it could be possible to provide a few spaces provision of on site spaces might simply encourage more driving to the school to the detriment of local residents.</p> <p>It will be important to facilitate footpath connections to the school and maybe staggering of the school day to minimise any problem and also to assess the availability of any off site parking areas.</p>

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response
Councillor Mark Cooper	Local Member for Romsey Town	10.02.12	<p>22.02.2012 – Councillor Cooper has no objection to the proposals to re-model Cupernham Junior and Infant Schools. The refurbishment is urgently needed and restores the schools to a three form entry, which is how they were built in the early 1970's. The specification for the teaching and circulation areas is excellent. Nor does he object to the design bearing in mind that this is a refurbishment of an existing series of flat-roofed buildings.</p> <p>Councillor Cooper does have an ongoing concern, having spoken to a number of local residents, which relates to the unfortunate circumstance whereby vehicle access is via a cul-de-sac. This has a large number of garage courts providing for the only parking provision for local people. Bransley Close dwellings have no vehicle access to their frontages, which exacerbates the parking issues and has led to some unfortunate incidents and conflicts between parents and blocked-in residents.</p> <p>Property Services and Children's Services officers have responded directly to Councillor Cooper on the matters he has raised.</p>