

## HAMPSHIRE COUNTY COUNCIL

<b>Committee/ Panel:</b>	Buildings, Land and Procurement Panel
<b>Date of Decision:</b>	13 March 2012
<b>Decision Title:</b>	Siskin Community Infant and Nursery School and Siskin Community Junior School, Gosport
<b>Decision Reference:</b>	3258
<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 extension and remodelling of Siskin Community Infant and Nursery School and Siskin Community Junior School in Gosport, at an estimated total cost of £2,500,000.
- 1.2. This project is required to support the integration of the schools following their federation and to provide enhanced and shared facilities for use by both parents and the local community.
- 1.3. It has also arisen in response to the implementation of the Rowner Regeneration Project, a community renewal programme for a housing and retail development, which is located adjacent to the schools. The project is intended to improve the lives of the families and their children in this socially deprived area.

### 2. Scope of Work

- 2.1. It is proposed to extend the existing infant and junior schools on site to address the needs of the schools to provide enhanced and shared accommodation for parents and the local community. The extensions will provide new entrances to the schools with associated administration offices and a new multi-function community hall that will be located in the junior school.
- 2.2. It is also proposed to remodel internal areas of the existing schools to better serve the schools' curriculum activities and learning spaces.
- 2.3. 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.
- 2.4. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

- 2.5. It is anticipated that the works will 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 in readiness for the new academic year. The contractor has already been selected for pre-construction services.
- 2.6. It is anticipated that for the duration of the construction period on site the contractor will access the site by the main school entrance off Nimrod Road. The contractor's compound and working area will be segregated at all times and located in the existing grass area between the two schools. 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. Local management arrangements will therefore remain in place to manage the health and safety impact to all users.

### **3. Contextual Information**

- 3.1. In November 2010 the Siskin Infant and Siskin Junior schools federated. The schools are located in the Rowner area of Gosport and situated in one of the most deprived areas of Hampshire, with a high proportion of families in relative poverty and a high incidence of health inequalities. As a result, there are many children who have barriers to learning that need to be overcome through high quality teaching, effective leadership and wrap-around services that can improve their health and well-being.
- 3.2. The educational standards that the majority of children currently achieve, although improving are low and have an ongoing impact upon their success in secondary education. This can also undermine their future well-being. The planned investment at the Siskin schools will enable the creation of a range of flexible learning spaces that are essential to providing a personalised education that focuses on excellence for every child, whatever their circumstances. This will support the effective use of the pupil premium to narrow the gap for vulnerable children.
- 3.3. The County Council recognises that the needs of this community are complex, having brokered the formation of a federation between Siskin Infant and Junior Schools as part of a longer-term transformational solution to achieve sustainable improvement. An executive head teacher has been recruited to bring the necessary drive and ambition to raise attainment for all children and improve their life chances. It is their ambition to become a 'centre of excellence' for all schools working in challenging circumstances and areas of high deprivation.
- 3.4. The project proposals to provide enhanced and flexible spaces at the schools will support the transformation necessary to raise community aspirations and aims to break the link between poverty and low achievement.
- 3.5. The enhanced and flexible facilities proposed will be used to ensure easy access to a wide range of additional services for children and their families. The relative difficulty of accessing these services is currently a significant barrier. The project proposals will further develop the inter-school collaborative work already in place locally as part of the Gosport

Local Children's Partnership and promote opportunities for co-location of services.

- 3.6. Siskin Community Infant and Nursery School and Siskin Community Junior School share a site and are located off Nimrod Drive in the Rowner area of Gosport.
- 3.7. The Infant School's net capacity is 240 with a published admission number (PAN) of 90 and there are 130 pupils currently on roll. The proposals in this report do not increase pupil capacity and from September 2013 the school's PAN will be reduced to 60 in line with the Junior School. The nursery school has places for 40 children aged 3 to 5 years old.
- 3.8. The Junior School has a net capacity of 210 with a PAN of 60 and there are currently 136 pupils on roll. Upon completion of the works the Junior School's net capacity will become 240 in line with its PAN.

#### 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	2,046	2,046
Fees	354	354
Loose Furniture, Fittings, Equipment and IT	100	100
<b>Total</b>	<b>2,500</b>	<b>2,500</b>

##### 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)	2,146	354	2,500
<b>Total</b>	<b>2,146</b>	<b>354</b>	<b>2,500</b>

##### a) *Building Costs:*

Net Cost = £ 2,114m<sup>2</sup>

Gross Cost = £ 3,074 m<sup>2</sup>

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 being made available for the construction works.

## 4.3. Schools' Balances:

The schools have the following level of balances:

Siskin Community Infant and Nursery School

*Published revenue balance as at 31 March 2011:* £72,332

*Devolved capital as at 31 March 2011:* £79,295

Siskin Community Junior School

*Published revenue balance as at 31 March 2011:* £72,359

*Devolved capital as at 31 March 2011:* £46,476

## 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	140	140

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 infant and junior schools share a site off Nimrod Drive in a residential area of Rowner in Gosport, which is located between HMS Sultan (the

Marine Engineering training establishment) and the River Alver Nature Reserve.

- 6.2. The schools are both of SCOLA system-built construction and were erected in 1965. Over the years the schools have had small alterations and most recently in 2001 both schools were re-clad.
- 6.3. A Sure Start children's centre, community centre with pre-school and separate youth facility are also located on the schools site. A multi-use games area and playing fields are located to the south east of the schools.

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

7.1. The proposed new extensions will include the following shared facilities across the schools:

- new welcoming entrance areas with associated staff administration offices. The new entrances at the schools will face each other to facilitate improved communication between the schools and create a welcome environment for the local community.
- a new multi-function hall that will serve as a community space, parents room, music and drama studio for both schools and a large meeting room and can be divided into two smaller rooms. The hall will be located at the front of the junior school to encourage parents to approach and access the schools throughout the day and will give them the chance to integrate more fully within a community setting.
- new wheelchair accessible toilets provided close to each school entrance with two new individual W.C.s

7.2. It is also proposed to remodel internal areas of the existing school buildings to optimise the existing spaces to better suit the schools' curriculum activities and teaching areas.

7.3. The remodelling of the schools will include:

### 7.2.1 Infant and Nursery School

- relocation of the nurture room, caretaker room and three classrooms for the foundation stage
- joint staff room (for both schools staff) and relocation of PPA room
- three small rooms for one-to-one meetings or to be used for children with behavioural, emotional and social difficulties (BESD)
- a joint library-ICT room
- a food technology room
- a curriculum resources room.

### 7.2.2 Junior School

- relocation of the ICT suite, library, community room, special education needs (SEN)/ group room and deputy heads room
- larger caretaker/storage room
- new PE store and children fitness room adjacent to the main hall

- three small rooms for 1to1 meetings or to be used for children with behavioural emotional and social difficulties (BESD)
- remodelling of the existing toilet facilities for pupils on the ground floor and creation of new toilet facilities for pupils on the first floor
- remodelling of storage spaces.

## **8. The Proposed Building**

8.1. The proposed new extensions will be of single storey construction with high-performance roofs and aluminium glazing to match the existing school buildings. The external walls will be rendered to enhance the visibility of the new entrances.

## **9. External Works**

9.1. Part of the proposed site for the new extensions is a habitat area with a number of young trees and a heavily silted pond. The pond will be removed and the school is not seeking its replacement as there are other areas for habitat on the school site.

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

- creation of a new approach to a central covered area and schools entrances with replacement tree planting
- secure fencing to contain an enlarged external play area for reception aged infant pupils accessed directly from their classrooms.

## **10. Planning**

10.1. A planning application is anticipated to be submitted in March 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)	WSP
Drainage	) Environment Department
Structural Engineering	) Curtins
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  
Schools' District Manager - Steve Cottrall

Local Member  
Siskin Community Infant and Nursery School Head Teacher and  
Governors  
Siskin Community Junior School Head Teacher and Governors  
County Council Planning Department  
Fire Officer  
Access Officer  
Crime and Prevention Officer – Hampshire Police  
Rowner Regeneration Development Board.

**14. Recommendation**

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

14.2. The project proposals relating to the extension and remodelling of Siskin Community Infant and Nursery School and Siskin Community Junior School in Gosport, at an estimated total cost of £2,500,000, 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.

### **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 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 line with County Council corporate policy, consultations with Hampshire Fire and Rescue Service and the County Council Fire Precautions group have taken place. A fire risk assessment concludes that because there is no sleeping risk and the building users are of primary school age, the school buildings are considered to be low fire risk. 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. The junior school first floor classrooms have 30 minute fire protected stair wells to the external spaces which provide dedicated alternative protected escape routes.
- compliance with Statutory Regulations with the incorporation of sufficient 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.
- natural and passive ventilation systems will be used throughout principle areas to avoid complex mechanical ventilation systems.
- provision of good natural light to all occupied spaces so that artificial light does not have to be used unnecessarily and low energy light

fittings will be utilised and the use of daylight linked lighting controls is to be investigated to further reduce energy consumption.

**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 Roy Perry, Executive Lead Member for Children's Services	Portfolio Holder	15.02.12	21.02.12 – Councillor Perry supports the project proposals.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Graham Burgess	Local Member for Lee	10.02.12	29.02.12 – Councillor Burgess fully supports the proposed plans for the Siskin School site. He commented that it is a very well thought out proposal that incorporates many new features, which will benefit both schools and the local community, as well as the benefits that the children will receive.