

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date of Decision:	23 March 2012
Decision Title:	Rachel Madocks Special School, Cowplain, Waterlooville
Decision Reference:	3261
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 classroom extensions and minor internal alterations to be undertaken at Rachel Madocks Special School in Cowplain, Waterlooville, at an estimated total cost of £600,000.
- 1.2. This project is required to provide additional and improved spaces at the school for dedicated specialist teaching and storage areas, in order to better manage the curriculum activities of the pupils and cater for their specialist needs.

2. Scope of Work

- 2.1. It is proposed to construct classroom extensions at the school, which will provide larger teaching and storage spaces, in order to improve the access to, and usability of these areas for disabled pupils and users.
- 2.2. It is also proposed to undertake internal alterations at the school, which include the redecoration and improvement of access to those areas that will be affected by this project.
- 2.3. Funding for the project was approved at the Children's Services Decision Day on 28 January 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. Rachel Madocks Special School is located on Eagle Avenue in a residential area of Cowplain in Waterlooville. It is a special school for children aged from 2 to 19 years with significant learning difficulties and

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complex medical needs. The school currently has 70 pupils on roll. The project proposals in this report will not increase pupil capacity.

- 3.2. It is proposed that the works be procured through a traditional tender process. It is anticipated that works will commence on site during July 2012 and complete during March 2013.
- 3.3. Additional repair and building fabric replacement works are proposed to be carried out and included in the scope of work to maximise value for money and impact at the school. This will include replacing the SCOLA cladding and roof coverings. This will be subject to final approval of funding at the Executive Member for Policy and Resources Decision Day on 19 April 2012.
- 3.4. It is proposed the school site remain in use during the construction period, and local management arrangements will be put in place to closely manage the health and safety impact to all users.
- 3.5. It is proposed that the contractor will access the school site by a separate entrance off Hemlock Road. The contractor's compound will be located adjacent to this entrance and will be segregated from pupils and staff and secured with temporary 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.

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	507	507
Fees	85	85
Loose Furniture, Fittings, Equipment and IT	8	8
Total	600	600*

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)	515	85	600
Total	515	85	600

a) *Building Costs:*

Net Cost = £2,057 per m²

Gross Cost = £2,925 per m²

b) *Furniture and Equipment:*

An allocation of £8,000 (exclusive of fees) 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. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2011-</i>	<i>£72,053</i>
<i>Devolved capital as at 31 March 2011-</i>	<i>£30,229</i>

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	-	-	-	27	27

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 school was built in 1973 and is of single storey SCOLA system-built construction. An internal redecoration programme of works was undertaken at the school in 2007.
- 6.2. The main vehicular and pedestrian site access is from Eagle Avenue with a second access from Hemlock Road.
- 6.3. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.4. The existing access and parking arrangements will remain in place.

7. Scope of the Project

- 7.1. The proposed extensions will include the following accommodation:
- Two additional classrooms to the south of the existing school building that will link to the existing circulation. This will be glazed to the east and west with level access to external play spaces.
 - a single classroom extension to infill an existing three-sided courtyard to provide a dedicated specialist teaching room with level external access.
- 7.2. It is also proposed to undertake minor internal alterations at the school, which will include the redecoration and improvement of access to those areas that will be immediately affected by the project proposals.

8. The Proposed Building

- 8.1. The proposed new extension will be of steel-framed construction with brick and render infill and a high-performance roof. The windows and doors will be double glazed with durable aluminium frames. These external finishes will match with the proposed re-cladding of the existing buildings.
- 8.2. The proposed new extension will also be provided with level threshold doors that will improve the existing school's facilities for disabled pupils and users.

9. External Works

- 9.1. The landscape proposals will include the following:
- new entrances to the proposed extensions with level external access and agdress for wheelchair users.
 - new pedestrian entrance and pathway to the school site, which will be separated from the vehicular entrance on to the site.

10. Planning

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

11. Management Arrangements

- 11.1. The existing management arrangements for the school site 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) (Charlotte Gregory to confirm)
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 Member
Rachel Madocks Special School Head Teacher and Governors
County Council Planning Department
Fire Officer
Access Officer
Crime Prevention Officer.

14. Recommendation

- 14.1. That the Executive Lead Member for Children's Services gives approval to the proposals for classroom extensions and minor internal alterations to be undertaken at Rachel Madocks Special School in Cowplain, Waterlooville, at an estimated total cost of £600,000.

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 was considered in the development of this project appraisals 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 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 this is a low risk category building and therefore a sprinkler system will not be installed, in line with corporate policy.

3.2. The project proposals include the following fire safety features:

- the proposed new extensions both have dedicated direct external escape routes incorporated.
- the proposed new extensions comply with Statutory Building Regulation requirements in relation to fire safety and means of escape provision.
- a full fire detection system with remote monitoring in accordance with the County Council's arson reduction policy.

4. Climate Change:

4.1. . The project will incorporate the following sustainability features:

- high insulation levels and good air tightness to minimise heat loss, combined with high-performance windows.
- low energy lighting systems with daylight linked controls and proximity detection will also be used to 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:
N/A	N/A	N/A	N/A

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor David Keast	Local Member for Cowplain and Hart Plain	1.03.2012	No substantive comments received to date.