

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	3 July 2012
Title:	Bramley Controlled CE Primary School, Bramley, Basingstoke
Reference:	3260
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 a five classroom extension with internal remodelling and expansion of the existing Year R teaching area and staffroom to be undertaken at Bramley Controlled CE Primary School in Bramley, Basingstoke, at an estimated total cost of £1,670,000 inclusive of professional fees, furniture and equipment, and ICT.
- 1.2. This project is required to provide additional permanent pupil places at the school, due to rising numbers in the school catchment area.

2. Scope of Work

- 2.1. It is proposed to construct a five classroom extension and refurbishment works at the school, in order to support increased capacity and pupil numbers, as a result of the recent establishment of housing developments near to the school. Additional teaching and learning facilities and staff car parking spaces will also be provided to support the new classrooms.
- 2.2. 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 is to be designed and delivered.
- 2.3. Any significant issues arising from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. The proposals in this report will increase pupil capacity from a 420 place (2 FE) primary school to a 525 place (2.5 FE) primary school.

- 3.2. Bramley Controlled (CofE) Primary School is located off Bramley Lane. The school's net capacity is 419 and there are currently 389 pupils on roll.
- 3.3. The school site is vested in trustees with the Church of England Diocese of Winchester and Portsmouth. The Diocese have been consulted regarding the project proposals and are fully supportive of the scheme of work.
- 3.4. 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 early 2013 and complete during Summer 2013.
- 3.5. It is proposed that the contractor will access the site by the main school entrance off Bramley Lane. The contractor's compound and working area will be segregated at all times and located immediately adjacent to the proposed extension. 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.
- 3.6. The school will remain in use during the works to construct the five classroom extension. Local management arrangements will therefore remain in place to manage the health and safety impact to all users.
- 3.7. An enabling contract of works to the existing reception year teaching area will undertaken. The increase in capacity will require the relocation of the existing, undersized staff room elsewhere in the existing school building. These enabling works will occur during the school's summer holiday 2012. A double temporary classroom will also be installed to provide additional school places in temporary accommodation until the permanent works are complete.
- 3.8. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 3.9. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals. However, as part of separate highway works outside the school site, Bramley Lane is being remodelled to improve pedestrian safety and additional parking bays will be provided. These improvements are independent of the building works in this report.
- 3.10. The main extension works include the addition of 4No. parking bays on site.

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	1,433	1,433
Fees	237	237
Furniture, Fittings, Equipment and IT	inc. above	inc. above
Total	1,670*	1,670*

(*The above excludes the cost of a double temporary classroom, which is funded separately.)

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)	833	138	971
2. From Other Resources			
a) Developer Contribution	600	99	699
Total	1433	237	1,670

a) *Building Cost:*

The net new build cost (excluding abnormals) is £1,888 per m² and the gross cost is £2,937 per m². The project includes some minor refurbishment works.

b) *Furniture, Fittings and Equipment:*

The above financial provision includes an allocation of £100,000 made for the provision of all loose furniture, fittings and equipment.

c) School Balances:

The school has the following level of balances (these are not part of the funding above and are not allocated to this project):

<i>Published revenue balance as at 31 March 2012:</i>	£21,263
<i>Devolved capital as at 31 March 2012:</i>	£6,039

Revenue Issues:

d) 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	0	0	0	86	86

e) *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 original school building was built in 1960 and is of single storey construction. Recent additions to the school include the provision of a five classroom extension in 2001. The school has grounds of 1.96 hectares including playing fields.

7. Scope of the Project

- 7.1. It is proposed to construct a five classroom extension at the school, which will be located adjacent, and linking to, the existing classroom extension constructed in 2001. The proposed new extension will include the following accommodation:
- five key stage 1 and 2 classrooms
 - toilet facilities.

7.2. The enabling works will include the following accommodation:

- remodelled toilet facilities
- remodelling to create a group/nurture room
- three reception classrooms
- a new larger staff room.

8. The Proposed Building

8.1. The proposed extension will be of traditional brick-clad construction with a metal standing seam roof, aluminium framed windows, all designed to complement the form, character and scale of the five classroom extension, built in 2001.

9. External Works

9.1. There will be minimal landscape proposals associated with this scheme of work, although adjustments will need to be made to the nature area and play spaces to allow for the works to be undertaken.

9.2. The external landscape proposals will include the following:

- new outdoor teaching areas with external canopies to the classrooms
- additional 4No. car parking spaces
- Replacement pedestrian route and access to the playground and playing field.

10. Planning

10.1. A planning application for the extension was submitted in June 2012. A separate planning application was submitted (April 2012) for the double temporary classroom and subsequently approved for installation in the summer of 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)	Pope Consulting
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

Local Member – Councillor Keith Chapman

Bramley Controlled CE Primary School Head Teacher and Governors

The County Council's Planning team

Fire Officer

Access Officer.

14. Recommendation

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

14.2. The project proposals for a five classroom extension and expansion and internal remodelling of the existing reception year teaching area at Bramley Controlled CE Primary School in Bramley, at an estimated total cost of £1,670,000, 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>
Children's Services Capital Programme 2011/12 to 2014/15	3458	18.01.12
Corporate Procurement Update and Corporate Procurement and County Supplies Contracting Activity and Approvals for 2012/13	3404	13.03.12
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. The crime prevention officer has been consulted.

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.
- 3.2. The project proposals include the following fire safety features:
 - The extension is a single storey building and all classrooms have dedicated external escape routes.
 - The building is fire compartmented from the existing school buildings with self-closing fire doors.
 - The full fire detection system in the extension will be linked to the existing fire alarm.

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:
 - A highly insulated building envelope including high performance windows and doors to reduce energy consumption at source.
 - Good levels of natural ventilation and daylighting to all teaching areas to reduce the need for artificial lighting.
 - Extended canopies to avoid summer time overheating
 - Energy efficient lighting and heating controls, using daylight linking and absence detection to ensure minimal energy use.
 - Low water-consumption sanitary installations.
 - The use of timber from sustainable sources

- Low energy external lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution/nuisance to residential properties.

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	11.06.12	Cllr Perry confirmed that Children's Services fully support the proposals in the report.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Keith Chapman	Local Member for Calleva and Kingsclere	11.06.12	Councillor Chapman fully supports the proposals in the report.