

**HAMPSHIRE COUNTY COUNCIL**

**Decision Report**

<b>Decision Maker:</b>	Executive Lead Member for Children’s Services
<b>Date of Decision:</b>	17 July 2012
<b>Decision Title:</b>	Grange Infant School, Gosport
<b>Decision Reference:</b>	3837
<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 construction of a two classroom single story extension at Grange Infant School, Gosport, at an estimated total cost of £490,000 (including fees).
- 1.2. This project has arisen because one of the existing temporary classroom buildings at the school has been identified as being in very poor condition and requires replacement.

**2. Scope of Work**

- 2.1. It is proposed to construct a two classroom extension at the school, which will replace temporary classroom accommodation with a permanent building. This will provide the school with eight permanent teaching spaces. On completion and occupation of the new build extension, the temporary classroom will be removed from the school site. A double temporary classroom will remain as library space and it is anticipated that this could provide a ninth classroom and SEN base should the numbers attending the school increase in the future.
- 2.2. Funding for the project was approved at the Children’s Services Decision Day on 23 March 2012 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.3. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 19 April 2012.
- 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. Grange Infant School is located off Franklin Road in a residential area of Lee in Gosport.

## Agenda Item:

- 3.2. The schools net capacity is currently 210 and there are currently 218 pupils on roll. The proposals in this report will not increase the school's published admission number.
- 3.3. It is proposed that the works be procured through a traditional tender process or through the new Local Area Framework if it is in place in time to allow the programme to be met. It is anticipated that works will commence on site during November 2012 and complete during April 2013.
- 3.4. It is proposed that the contractor will access the site by the main school entrance off Franklin Road. The contractor's compound will be located 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.
- 3.5. 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.

## 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	421	421
Fees	69	69
	490	490

### 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)	421	69	490
<b>Total</b>	<b>421</b>	<b>69</b>	<b>490</b>

#### a) *Building Cost:*

The net cost is £2,079 per m<sup>2</sup> and the gross cost is £2,451 per m<sup>2</sup>.

b) *Furniture & Equipment:*

Loose furniture, fittings and IT equipment allocation will be provided outside of the overall project costs . . Any additional furniture and equipment beyond the basic allocation 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 2012 - £82,732*  
*Devolved capital as at 31 March 2012 - £48,477*

4.4. Revenue Issues:

a) Overview of Revenue Implications:

	<b>(a) Employees £'000</b>	<b>(b) Other £'000</b>	<b>(a+b) *Net Current Expenditure £'000</b>	<b>(c) Capital Charges £'000</b>	<b>(a + b + c) Total Net Expenditure £'000</b>
Revenue Implications Additional + / Reductions	Nil	Nil	Nil	25	

b) *Energy Consumption:*

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 building was built in 1967 and is of SCOLA system build construction. The school building is of single storey construction, and has had a minor extension in 1995 to the administration offices. Elevations are a combination of facing brick, horizontal timber cladding and painted metal windows.

6.2. In 2010 a Children's Centre was constructed on part of the field to the rear of the school. This building operates independently of the Infant School with separate access and parking arrangements. Grange Junior School is located adjacent to Grange Infants and the schools share common pedestrian and vehicular access to the schools and car parks.

**7. Scope of the Project**

7.1. The proposed extension will include the following accommodation:

- two classrooms
- coats areas
- toilets
- tutorial spaces

## **8. The Proposed Building**

- 8.1. The proposed single storey extension is designed to complement the form, character and scale of the original building which it adjoins. Walls will be brick with a high performance low pitched roof and aluminium polyester powder coated windows.

## **9. External Works**

- 9.1. The existing landscape where the new building will be located is currently tarmac and grass. One tree will be removed to facilitate the extension.
- 9.2. New railings are proposed to the front of the school play area, 1.5m high for the safeguarding of the children from vehicles on the shared school access drive and visitors generally.
- 9.3. The school site boundary abuts the Rowner conservation area. It is considered the proposed extension will have no significant impact on the conservation area.

## **10. Planning**

- 10.1. A planning application was submitted in May 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/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 proposal for the construction of a two classroom single story extension at Grange Infant School, Gosport, at an estimated total cost of £490,000 (including fees).

**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>
Children's Services Capital Programme 2012/13 to 2014/15	3653	23 March 2012
Revenue and Capital Repairs Budgets: Outturn for 2011/12 and Programmes for 2012/13	3398	19 April 2012
<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.)**

<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 impact on the prevention of crime.

### 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. The project will incorporate the following sustainability features:
  - a highly insulated building envelope including high performance windows, doors and roof lights to reduce energy consumption at source.
  - the provision of good levels of day lighting and natural ventilation to all teaching areas to reduce the need for artificial lighting and mechanical ventilation.
  - energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.
  - low water-consumption sanitary installations.
  - the use of timber from sustainable sources
  - external lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution.

**FEEDBACK FROM CONSULTEES:****OTHER EXECUTIVE MEMBERS:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
N/A	N/A	N/A	N/A

**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	26.06.12	No substantive comments received.