

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Lead Member for Children's Services
Date:	6 December 2012
Title:	Winnall Primary School, Winchester
Reference:	4342
Report From:	Director of Property, Business and Regulatory 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 extension and internal refurbishment at the Winnall Primary School, Winchester at an estimated total cost of £777,000.
- 1.2. This project is required to provide additional primary places in the Winchester area as detailed in the report to the Executive Lead Member for Children's Services on 17 July 2012.

2. Scope of Work

- 2.1. It is proposed to construct a two classroom extension at the school, which will provide the school with two additional permanent teaching spaces, a staffroom extension and an accessible WC. In addition internal alterations will reconfigure the Library, SEN space and IT suite.
- 2.2. Funding for the project was approved at the Children's Services Decision Day on 17 July 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 10 July 2012.
- 2.4. Any significant issues raised as part of the planning application process will be addressed in the design and implementation of this project.

3. Contextual Information

- 3.1. Winnall Primary School is located off Garbett Road in a residential area of Winnall in Winchester.
- 3.2. The schools net capacity is currently 140 and there are currently 138 pupils on roll. The proposals in this report will increase the school's capacity to 210.

- 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 February 2013 and complete during August 2013.
- 3.4. It is proposed that the contractor will access the site by the main school entrance off Garbett Road. The contractor's compound will be located off the school car park and close to the defined working area for the 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	673	673
Fees	104	104
	777	738

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

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)	634	104	738
b) School	39		39
Total	673	104	777

a) *Building Cost:*

The net cost of the new build is £1,514 per m² and the gross cost is £2,682 per m².

b) *Furniture & Equipment:*

An allocation of £12,000 (inclusive of fees) has been made for the provision of all loose furniture, fittings, equipment and IT from within the capital allocation identified in this report.

4.3. School Balances

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2012-</i>	£39,564
<i>Devolved capital as at 31 March 2012-</i>	£34,096

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	38	38

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 school building was built in 1958 and is of single storey timber frame construction. Elevations are timber clad with a combination of timber and aluminium windows and doors. The timber structure has undergone repairs in the last 10 years to ensure its continued life. In addition the existing external envelope is currently poorly insulated and has been identified for replacement.

6.2. Consequently there will be additional recladding works which will be undertaken to address these problems and make the building fit for the next 30 years. Funding for this separate project was approved at the Children's Services Decision Day on 23 March 2012.

6.3. The recladding works will be tendered with this project and let as one combined contract to minimise disruption and maximise value for money.

6.4. The recladding work is currently estimated to cost £1.17 million. Together with the extension and other improvement work to create additional capacity, this will complete a major investment in this school building of just under £2 million.

- 6.5. The existing access and parking arrangements will remain in place. Given the scale of the extension and recladding project, it is anticipated that staff will not be able to continue to use part of the staff car park on site. The school is making alternative car parking arrangements.

7. Scope of the Project

- 7.1. The proposed extension and refurbishment works will include the following accommodation:
- two classrooms
 - staffroom extension
 - an accessible WC
 - reconfigured library, SEN space and IT suite.

8. The Proposed Building

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

9. External Works

- 9.1. The existing landscape where the new building will be located is currently grass. There is also a number of trees some of which will be removed to construct a new pathway to give access to the rear of the school.
- 9.2. As part of the proposal the landscape area to the front of the school will be remodelled to give a better access and waiting space for parents.

10. Planning

- 10.1. A planning application was submitted in June 2012 and planning permission was granted on 10 August 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) WSP
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 extension and internal refurbishment at the Winnall Primary School, Winchester at an estimated total cost of £777,000 (including fees).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Primary provision in Winchester – outcome of consultations	3899	17.07.2012
Children's Services Capital Programme 2012/13 to 2014/15	3653	23.03.2012
Revenue and Capital Repairs Budgets: Outturn for 2011/12 and Programmes for 2012/13	3167	13.03.2012
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 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 has been produced and concluded that the proposed extension and refurbishment works will be 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:
 - All existing ground floor classrooms have dedicated external escape routes incorporated.
 - The new extension will be single storey with all classrooms having direct access to the outside.
 - Compliance with Statutory Regulations and County Council Policy incorporating improved fire compartmentation, means of escape provision and a full fire detection system with remote monitoring.

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 for the extension including high performance windows, doors and roof lights to reduce energy consumption at source.
 - The provision of good levels of day lighting and ventilation to all teaching areas to reduce the need for artificial lighting.
 - Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.
 - Biodiversity will be encouraged on the site in the landscape design.

Agenda Item:

- 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 CONSULTÉES:

OTHER EXECUTIVE MEMBERS:

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:

OTHER FORMAL CONSULTÉES:

Organisation	Reason for Consultation	Date Consulted	Response:
Cllr Collin	Local Member for Winchester Eastgate	08.11.12	No comments received.