

HAMPSHIRE COUNTY COUNCIL**Report**

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| Committee/Panel: | Buildings, Land and Procurement Panel |
| Date: | 18 December 2012 |
| Title: | West of Waterlooville Primary |
| Reference: | 3704 |
| 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 new 420 place, primary school to the West of Waterlooville, at an estimated total cost of £8,000,000 (including fees).

2. Scope of Work

- 2.1. It is proposed to provide a new 2 Form Entry (FE) primary school to cater for a maximum of 420 pupils aged 4 to 11 years, which will be located to the West of Waterlooville.
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day meeting on 28 January 2011 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 from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. In response to the provision of 440 new homes in the first phases of the West of Waterlooville residential development site, and in the context of the localised need for additional primary school places in the Waterlooville area, the provision of the first of two new primary schools is now required to meet the initial growth in pupil numbers. As the development progresses a second primary school will be provided to meet the full demand for further school places.
- 3.2. As the proposed new primary school has not yet been established, the design proposals outlined in this report have been developed in close liaison with the education colleagues, and both Children's Services and

Property Services project officers. It is presumed that this school will be formed as an academy, once an academy sponsor is secured dialogue will be opened up with them on any remaining design issues. The requirement to be an academy is a statutory one from the Department for Education.

- 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 as part of a cluster of school projects with neighbouring authorities. It is anticipated that works will commence on site during the summer of 2013 and complete the following year in time for the start of the Autumn 2014 term.

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 | 6,867 | 6,867 |
| Fees | 1,133 | 1,133 |
| Furniture, Fittings, Equipment and IT (exclusive of fees) | inc. above | inc. above |
| | 8,000 | 8,000 |

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) | 6,867 | 1,133 | 8,000 |
| b) Capital Programme (for loose furniture, fittings and equipment) * | inc. above | inc. above | inc. above |
| Total | 6,867 | 1,133 | 8,000 |

a) *Building Cost:*

Net Cost = £1,798 per m²

Gross Cost = £2,752 per m²

b) *Furniture & Equipment:*

An allocation of approximately £440,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

4.3. 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 | 70 | 40 | 110 | 133 | 243 |

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 proposed new primary school will be located in the Newland Farm area to the west of Waterlooville within the new residential development. The new school site will be located in close proximity to the proposed retail, community and healthcare facilities that will form part of the Local Centre.

6.2. The new school site will be two hectares in size and consists of a gently sloping field that is currently surrounded by agricultural land. A nature reserve and water course forms part of the wider development and this is situated to the north of the proposed school site.

6.3. The site has previously been cultivated as arable farming land before being purchased by its present owner. It is now being cleared in preparation for transfer to Hampshire County Council. These arrangements are being undertaken as part of the developer's contributions arising from the Section 106 Agreement to provide a site and other infrastructure.

6.4. The developer will also be providing all of the necessary mains services and drainage infrastructure to the proposed school site boundary.

- 6.5. The main pedestrian access to the proposed school entrance will be from the eastern boundary adjacent to the proposed local centre. The entrance is denoted by a community garden from which there is an approach to a covered waiting area fronting the entrance to the building. Drop off and collection for pupils will be from the main external play areas, these areas will be accessed by gates that will be managed locally by the school.
- 6.6. Vehicular access for day-to-day servicing and deliveries is from the south, whilst staff access their dedicated car park from the eastern boundary.
- 6.7. The school building and site have been designed to be fully accessible for all staff, pupils and visitors, and a level approach will be provided to the main entrance and from all exit doors from the proposed school.

7. Scope of the Project

- 7.1. The proposed new school will include the following accommodation:
 - 14 classrooms
 - four group rooms
 - staffroom and staff workspace
 - administration offices
 - pupil and staff toilets
 - accessible toilets and a hygiene room
 - kitchen
 - other support facilities include plant room, storage and caretaker's room
- 7.2. The school will also provide the following accommodation for extended use by the community:
 - main hall
 - music and drama studio
 - discovery point (library and ICT learning resource centre)
 - food technology classroom
 - parents rooms
 - toilets (including two fully accessible WC's)

8. The Proposed Building

- 8.1. The proposed new school will be of traditional brick and timber boarding with pitched roofs finished with clay tiles. Areas of roof that link them together will be finished with a high performance system. External canopies will provide shade to the elevations and play areas.
- 8.2. External lighting will provide safe access and emergency escape routes during hours of darkness.
- 8.3. A key concept in the development of the design has been the provision of a school with an open community focus to its frontage. From the street the entrance is accessed through an enclosed community garden that is an extension of a market square within the proposed adjacent local centre.

- 8.4. The main hall is placed at the front of the school, and has been designed for a number of different roles acting as a dining hall, performance space, gymnasium and place of assembly. It is proposed that it be made available for community and extended use.
- 8.5. A kitchen will provide a servery and refreshment point for the community and potential breakfast and after school clubs. The music and drama space is linked to the hall. This also connects to an outside space to allow for further teaching and learning opportunities. The learning resource centre and a food technology/specialist practical room is placed centrally to the school. These overlook a courtyard that also serves as a teaching and learning space.
- 8.6. The staff room and work room are linked to the main administration and resource spaces at the front of the school. The three classroom wings are configured around the central resource and shared areas.

9. External Works

- 9.1. The external areas and landscape proposals will include the following:
 - The playing fields to the rear allow for two junior sized football pitches.
 - Outdoor learning and play resources include a hard playground marked out for ball games, a range of climbing and balancing equipment laid over safety surface, and areas for quieter activities. Paved areas outside each classroom allow easy access to the outdoor environment.
 - The early years classes will benefit from a large enclosed outdoor space with a variety of surface materials, screened from the road by a hedge and trees. Free-standing canopies will be positioned to provide shade over the play space.
 - An enclosed courtyard at the heart of the school will include seating, attractive paving and planting to create a space for outdoor learning.
 - The rear of the school, playing fields and Reception Year outdoor play area will be fenced and planted with hedges, trees and shrubs. A pedestrian gate will be located at the far end of the playing fields to allow supervised access to the riverside.
 - Covered cycle storage for staff and pupils.
 - There will be 28 staff car parking spaces provided. The layout of the car park provides ample room for vehicle manoeuvres and is separated from the pedestrian and pupil access to keep vehicle movements away from pedestrians.
 - The new school has been located next to the local centre in negotiations with the developer. This will enable the parking capacity to be used by parents at either end of the school day. Together with a well designed network of foot and cycle paths linking the school to the surround community, these steps will support journeys to school by a range of modes.

10. Planning

- 10.1. A planning application was submitted in October 2012

11. Building Management

11.1. There will be new building management arrangements for the new school.

12. Professional Resources

| | |
|---|--|
| Architectural |) Culture, Communities & Business Services |
| Landscape |) Culture, Communities & Business Services |
| Mechanical and Electrical |) WSP UK |
| Drainage |) Environment Department |
| Structural Engineering |) Curtins Consulting |
| Quantity Surveying |) Culture, Communities & Business Services |
| Construction, Design & Management Coordinator |) Capita Symonds |

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 County Councillor
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer.

14. Recommendations

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

14.1. The project proposals for the a new 420 place, primary school to the West of Waterlooville, at an estimated total cost of £8,000,000 (including fees), be approved.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

| | |
|--|-----|
| Hampshire safer and more secure for all: | no |
| 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> Children's Services Capital Programme 2012/13 to 2014/15 | <u>Reference</u> 3653 | <u>Date</u> 23.03.12 |
| 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.)

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 and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. The County Council continues with its policy of installing sprinkler systems where appropriate, based on a risk management methodology. The policy focuses upon the highest risk, rather than on a specific building category.”
- 3.2. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- 3.3. The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services (position statement on provision of sprinklers in schools dated September 2012), and are in line with the County Council’s policy to manage corporate risk.
- 3.4. The project proposals include the following fire safety and enhanced features:
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Reduced fire compartment sizes.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

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:
 - Harnessing the sun’s energy with the use of solar panels on the roofs.
 - An air-tight and super-insulated building envelope
 - High performance windows, doors and roof lights

Agenda Item:

- Provision of excellent levels of day lighting to all teaching areas to reduce energy use
- Strategic placement of extended roof canopies above glazing areas to avoid summer time overheating
- Natural ventilation to main spaces including classrooms and main hall
- Energy efficient lighting and heating controls
- Low water-consumption sanitary installations
- Smart metering and energy displays in public entrance area
- The exclusive use of timber that is certified from sustainable sources.

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 | 12.11.12 | 14.11.12 – Councillor Perry fully supports the project proposals. |

OTHER FORMAL CONSULTEES:

| Member/ Councillor | Reason for Consultation | Date Consulted | Response: |
|---------------------------|---|-----------------------|--|
| Cllr Stallard | Local Member for Winchester Southern Parishes | 12.11.12 | The local member has received two officer briefings on the project and is supportive. She has raised a number of specific comments and questions about safe routes to school, further pre-school provision, provision of additional capacity for further development and the management of construction safety. Officers have responded in detail to these points. |