

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Policy and Resources
Date:	24 January 2013
Title:	New Voluntary Aided Primary School in Temporary Accommodation, Whiteley
Reference:	4511
Report From:	Director of Culture, Communities & Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for temporary accommodation for a new voluntary aided (VA) primary school in Whiteley, at an estimated total cost of £2,200,000 (including fees and FFE).

2. Scope of Work

- 2.1. It is proposed to provide new temporary accommodation to initially cater for a maximum of 120 pupils aged 4 to 11 years, which will be located off Lady Betty's Drive / Leafy lane, Whiteley, Fareham.
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day meeting on 6 December 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, which has two distinct elements, was approved by the Director of Culture, Communities and Business Services under the CCBS Scheme of Delegation for Property Services in December 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. The demand for primary places in Whiteley has outstripped supply for a number of years with some children from Whiteley attending schools within the Western Wards. The provision of a new primary school is required to meet the continuing growth in pupil numbers arising from the established residential development.

- 3.2. The future proposed major residential development at North Whiteley will generate the need for two new primary schools. It is proposed that the new voluntary aided primary school be set up in temporary accommodation with an initial capacity of 120 places with the potential to expand to a full capacity of 210 places. It is then intended that the school relocate to its permanent location upon the completion of the construction of the first primary site at the North Whiteley development.
- 3.3. As the proposed primary school has not yet been established, the design proposals outlined in this report have been developed in close liaison with the Portsmouth and Winchester Diocese, the School Temporary Governing Body and both Children's Services and Property Services project officers.
- 3.4. In order to meet the required demand for primary school places for September 2013 the Director of Culture, Community and Business Services under the Scheme of Delegation for Property Services approved the procurement of the pre-construction services of the external works and the production time for the volumetric building.
- 3.5. The works are being procured in two elements;
 - a) A mini-competition to the HCC/SCC Volumetric & Modular Building Framework for the supply of the building was issued in December 2012. The submissions are currently being assessed and a contractor/supplier will shortly be appointed for the pre-construction services.
 - b) A mini-competition to the HCC/SCC Local Construction Framework for the pre-construction services for the wider site, services and highways works was issued in December 2012. The submissions are currently being assessed and a contractor will be appointed for the necessary pre-construction services.
- 3.6. It is anticipated the works will commence onsite during May 2013 and be completed by September 2013 to allow the school to be operational for the start of the academic year.
- 3.7. It is currently proposed to place a full order for the temporary building upon receipt of a planning approval which is anticipated in March 2013. However, given the increasing demand in the volumetric modular building market (due to increasing pupil numbers nationally), the County Council may need to place an order the building prior to a planning approval being granted. It should be noted that this would expose the County Council to the risk of potential abortive design and procurement costs should the planning permission not be granted. Given the timescales required for delivery it is recommended that this is a necessary risk to take.

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
Building	807	807
External Works	1,012	1,012
Fees	242	242
Furniture, Fittings, Equipment and IT (exclusive of fees)	139	139
	2,200	2,200

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)	1,819	231	2,050
b) Capital Programme (for loose furniture, fittings and equipment) *	139	11	150
Total	1,958	242	2,200

4.3. Building Cost:

Stating net and gross costs are not applicable as the building in a temporary structure not a permanent school.

4.4. Furniture & Equipment:

An allocation of approximately £150,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

4.5. 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	146	256

4.6. 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 voluntary aided (VA) primary school will be located temporarily on Hampshire County Council owned land between Leafy Lane and Lady Betty's Drive in the east of Whiteley, Fareham, subject to the necessary statutory approvals.
- 6.2. The new temporary school site is 1.67 hectares in size consisting of a gently sloping rough grassland with mature trees on the northern, eastern and western boundaries.
- 6.3. The necessary mains services and drainage infrastructure are included within the project proposals.

7. Scope of the Project

- 7.1. The school will be accommodated in temporary accommodation with four classrooms, hall and associated areas, the required non-teaching and administrative spaces along with the appropriate external play spaces.
- 7.2. The proposed building will comprise of the following accommodation:
- 4 Classrooms
 - Main Hall
 - Kitchen and Servery
 - Main Hall Store
 - Admin Office and Reception
 - Head Teachers Office
 - Staff Room
 - Staff and Pupil WC
 - Resource Stores
 - Cleaners Store
 - Plant Room
- 7.3. The main pedestrian access to the proposed school site will be from the eastern boundary. A vehicular drop off and collection for pupils will be located to the south of the school building within the proposed site boundary to mitigate the impact on the surrounding highways infrastructure. This facility is particular to this project and is not included in the scope of works on other new school sites. The drop-off and pick-up area will be segregated from the school building and the external play

areas by secure fencing and gates. These areas will be managed locally by the school.

- 7.4. There is an additional and separate area proposed for staff car parking. This is accessed from the drop-off/pick vehicular loop to the southern boundary of the school site.
- 7.5. The school building and site have been designed to be fully accessible for all staff, pupils and visitors, and a ramped approach will be provided to the main entrance and from all exit doors from the proposed school building.

8. The Proposed Building

- 8.1 The temporary building will be manufactured off-site and will be a volumetric modular form of construction. The building form will be of single storey, steel framed construction with a pre-finished external cladding and high-performance glazing and roof finish. The detailed specification will be developed with the preferred supplier.
- 8.2 The classroom accommodation will include natural ventilation with acoustic attenuation to teaching spaces to mitigate any intrusive traffic noise from the nearby M27 motorway.
- 8.3 The site and building infrastructure has been designed and sized to be expanded to provide a potential future capacity of 210 places should this be required.

9. External Works

- 9.1. The external landscape proposals will therefore include the following:
 - A defined on-site drop-off and pick up vehicular facility with approximately 42 spaces for parent vehicles that has been designed to allow for the traffic access and egress the school site for all pupils being dropped off or collected. The drop-off/pick-up area will include a disabled parking bay. An additional over-flow car park area will also be provided.
 - Vehicular and pedestrian access at the Bleriot Crescent and Bader Way connection.
 - A staff car park for 17 spaces including a disabled parking bay will be provided.
 - A formal hard play games area and grassed team games playing field. Given the soil conditions a proactive surface water drainage is to be installed to maximise the playing fields use.
 - A protected reception year play area fenced to separate the youngest children to provide a safe play environment.
 - Hedgerow and tree boundaries will be fenced to protect the local ecology on the site.
 - A modest amount of additional tree and shrub planting will be installed to complement the building and hard play areas.

10. Planning

- 10.1. A planning application was submitted in December 2012 and it is anticipated the project will be determined at the HCC Regulatory Committee in March 2013.
- 10.2. The planning application is a temporary application for a 7 year approval.

11. Building Management

- 11.1. The building management arrangements will be developed with the temporary governing body.

12. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) RPS
Mechanical and Electrical) Culture, Communities & Business Services
Drainage) Environment Department
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services
Construction, Design & Management 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:

- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor: Cllr Patricia Stallard
- Adjoining Local County Councillor: Cllr Sean Woodward
- Diocese of Portsmouth and Winchester
- Existing Whiteley Primary School
- Whiteley Parish Council
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer.

- 13.2 A drop-in consultation for the Whiteley residents was also held in December at the Whiteley Community Centre prior to a planning application being submitted.

14. Recommendations

- 14.1. That the project proposals for the temporary accommodation for a new voluntary (VA) Primary School at land owned by Hampshire County Council at Leafy Lane/Lady Betty's Drive, Whiteley, Fareham at an estimated total cost of £2,200,000.00 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>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme update	4332	06.12.12
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 considered in the development of this report and no adverse impact has been identified. Access requirements are always considered during the design stages of building maintenance projects and are often improved.

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:
 - a) Additional automatic fire protection, with full (24/7) remote monitoring.
 - b) External finishes specified as fire resistant.
 - c) Reduced fire compartment sizes.
 - d) 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: The temporary building will be designed to meet the current building regulations in terms of thermal performance and energy use for buildings of this type.

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	21.12.2012	No formal comment received.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Cllr Patricia Stallard	Local member for Winchester Southern Parishes	21.12.2012	Cllr Stallard had the following comments: "I am very mindful of the need to provide good educational facilities for all young people in Whiteley and therefore endorse the recommendation to establish a one-form entry VA primary school off Lady Betty's Drive. The need for such a school has long been evident and is strongly supported by parents, carers and other residents alike. The proposed school will benefit both the children and the wider community of Whiteley."
Cllr Sean Woodward	Local member for Fareham Sarisbury	21.12.2012	Cllr Woodward had the following comments "Please note my complete and unreserved support for the proposal which will satisfy my long-held aim that Whiteley children should not be forced to leave Whiteley for their primary education"