

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	19 March 2013
Title:	Warblington Community School, Havant
Reference:	3639
Report From:	Director of Culture, Community and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for a synthetic turf pitch (STP) and associated fencing, floodlighting and footpath improvements at Warblington Community School in Havant, at a total estimated cost of £1,033,000.
- 1.2. This project will provide enhanced sports facilities at the school that will benefit both pupils and the local community and is in line with the County's support to the ongoing Olympic legacy.
- 1.3. The synthetic turf pitch can also serve as a sports facility for community use.
- 1.4. This project forms part of a proposed reinvestment strategy at the school, which has arisen from a previous approval to effect a sale of part of the school site this land was surplus to requirements and not required for educational purposes.

2. Scope of Work

- 2.1. It is proposed to construct a synthetic turf pitch on existing playing fields at the school with associated fencing, floodlighting, footpath improvements and drainage.
- 2.2. Several sports facilities located on the existing playing fields including football and rugby pitches, jump area and running track will also be replaced on land immediately west of the new pitch.
- 2.3. It is proposed 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.
- 2.4. It is proposed that the contractor access the school site off Southleigh Road via a separate temporary entrance. The contractor's compound will be segregated from pupils and staff, and located adjacent to the proposed working area, which will be secured with temporary site fencing at all

times. 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.

- 2.5. This temporary access road will be retained and used for construction access for future phases of work.
- 2.6. It is proposed that the works be procured through a traditional tender process to five specialist sports pitch construction contractors. It is anticipated that works will commence on site in May 2013 and complete at the end of August 2013.

3. Contextual Information

- 3.1. Warblington Community School is located on Southleigh Road in a predominantly residential area of Havant. The school's net capacity is 900 and there are currently 675 pupils on roll. The proposals in this report do not increase pupil capacity.
- 3.2. A decision had been made previously to declare part of the school site surplus (extending to 1.89ha) and a Section 77 disposal consent under the School Standards and Framework Act 1998 was secured in July 2008 from the then Department for Children, Schools and Families.
- 3.3. As a condition of this disposal consent, the County Council undertook to provide a new Multi-Use Games area (MUGA), a single floodlit STP, a replacement 4-court sports hall, and refurbished tennis courts. The STP is required to mitigate for the reduction of playing field area as a consequence of the proposed sale. The STP will provide all-year round use and will significantly enhance the current provision.
- 3.4. The proposals in this report relate solely to the single STP. A future report will be taken forward with proposals for the Multi-Use Games area (MUGA), replacement 4-court sports hall, refurbished tennis courts and the relocation of Warblington pre-school.
- 3.5. The surplus land identified for disposal has since been marketed and the selection of the preferred purchaser and reinvestment of the sale proceeds into the retained school was approved at the Executive Member for Policy and Resources Decision Day meeting on 23 July 2009. Contract negotiations with the selected developer have resulted in a conditional contract for sale which is expected to complete in July 2013. The sum of £2m has been allocated in the Children's Services capital programme, which will be offset against the capital receipt when completion occurs. This is more than adequate for this initial phase of the sports improvements, but further projects will require completion of the land sale.
- 3.6. The Capital Expenditure for the project was approved in principle at the Executive Member for Policy and Resources Decision Day meeting on 23 July 2009, within a report on the outcome of marketing. The funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 23 January 2013 and this report outlines the available budget from within which the project must be designed and delivered.

4. Finance

4.1. Capital Expenditure:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	887	887
Fees	146	146
Total	1,033	1,033

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) – from land sale	887	146	1,033
Total	887	146	1,033

4.3. *Building Cost:*

The project consists of external games courts and landscaping works, so the net and gross costs are not relevant.

4.4. *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):

Published revenue balance as at 31 March 2012	£20,537 Dr
Devolved capital as at 31 March 2012	£ 2,133

4.5. Revenue Issues:

a) *Overview of Revenue Implications:*

	(a)	(b)	(a+b)	(c)	(a + b + c)
	Employees	Other	*Net Current Expenditure	Capital Charges	Total Net Expenditure
	£'000	£'000	£'000	£'000	£'000
Revenue Implications Additional + / Reductions	-	-	-	53	53

b) *Energy Consumption:*

The annual energy consumption for the new facilities will meet that required by current Building Regulations/current best practice.

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 playing fields lie to the west of the existing school buildings, including the sports hall, changing rooms and hard play courts, while school parking areas run along the front and northern side of the site. A locally managed pre-school with 22 places for pupils aged 2 to 5 years is also located adjacent to the sports hall.
- 6.2. The proposed synthetic turf pitch will be situated in close proximity to this school accommodation, so that they are closely linked to the existing infrastructure that will support them, including power and water supply, car parking, access paths and changing facilities.
- 6.3. The existing school playing field is also bordered on each side as follows:
- North - main railway line with mixed housing and light business uses on the opposite side of the track
 - East – the main school campus and residential housing along Southleigh Road
 - South – mixed size residential housing, backing onto the school campus
 - West – disposal site
- 6.4. The existing access and parking arrangements will remain in place.

7. Scope of the Project

- 7.1. It is proposed to construct a synthetic turf pitch on the existing playing fields at the school site, with associated fencing, floodlighting, footpath improvements and drainage.
- 7.2. Several sports facilities located on the existing playing fields including football and rugby pitches, jump area and running track will also be replaced on the land immediately west of the new pitches.
- 7.3. The proposed STP has been designed to provide sports facilities for pupils and the local community on a year-round basis.
- 7.4. The pitch will be a sand dressed synthetic turf carpeted surface suitable for general-purpose, multi-use sports training and practice, as well as for evening and weekend community and football matches and training.
- 7.5. The associated features of the scheme of work include the following:
- Ball-stop fencing to enclose the outer edge of the pitch.

- A wide paved surface to be constructed around the pitch to provide space for goal storage and access, together with an accessible footpath from the school buildings will be provided.
- Floodlighting with specifically selected lamps to reduce light glare and overspill to a minimum.
- Low-level amenity lighting to illuminate the access path and allow for the safe exit from the pitch once the floodlights have been turned off.
- The electrical, drainage and water services infrastructure will be upgraded as part of the project proposals. There will be an attenuated drainage system installed under the STP.

8. External Works

8.1. The landscape proposals will include the following:

- The removal of existing topsoil from the area of the STP that will be retained on the school site, while the sub-soil will be taken off site.
- An area of existing grassland and hedge planting that will be removed during construction will be re-instated on completion of the project.
- New trees will be planted at each end of the pitch to reduce visual impact to local residents by screening views of the pitch.
- Two habitat areas to the north and south boundaries of the existing school playing field
- Temporary access road for this project and future phases of works.

9. Management Arrangements

- 9.1. Following completion, the existing management arrangements for the school site will continue during school hours when the synthetic turf pitch will be used for curriculum teaching and school team practice.
- 9.2. The use of the new sports facilities out of school hours will also continue to be managed by the school.

10. Planning

- 10.1. A planning application was secured for this scheme in November 2010. A non-material amendment was submitted in February 2013.

11. Professional Resources

Landscape) Culture, Communities & Business Services
Mechanical and Electrical) Culture, Communities & Business Services
Drainage) Engineering Consultancy
Quantity Surveying) Culture, Communities & Business Services
Construction, Design &) Culture, Communities & Business Services
Management Coordinator) Capita Symons (CDMC)

12. Consultations

The following have been consulted during the development of this project, including the planning application process, and their feedback can be seen in overview in Appendix C.

- Children's Services
- Local Member
- Warblington Community School Head Teacher and Governors
- County Council Planning Department
- Havant Borough Council Planning Department
- Access Officer
- Crime Prevention Officer
- Havant Access Group
- Sport England
- Network Rail
- Local residents

13. Recommendations

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

13.2. The project proposals for the construction of a synthetic turf pitch (STP) and associated fencing, floodlighting and footpath improvements at Warblington Community School, Havant, at an estimated total cost of £1,033,000, 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>
Surplus land at Warblington School, Havant	694	23.07.12
Children's Services Capital Programme 2013/14 to 2015/16	4367	23.01.13
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 and it was noted that as the school caters for a number of pupils with poor mobility, the project proposals have been developed to consider the access arrangements for disabled users of the sports facilities.
- 1.2. A flat accessible route with amenity lighting will be installed between the existing school path network and the proposed pitches. Access from this path network to the changing rooms within the school building will be on a gradient of less than 1:20.
- 1.3. In addition, the threshold entrances to the pitches will be level and the pitches' markings will be colour coded and clearly defined to the relevant sport governing body regulations, while the pitch surface will be suitable for access for wheelchair users and will be fully accessible to ambulant disabled people.

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. Though there is no direct link between the provision of new facilities and the reduction of Crime and Disorder, the nature of the facilities are expected to have a positive impact on pupils and therefore their behaviour both in and out of school.

3. Climate Change:

- 3.1. The floodlighting has been designed to include automatic shutdown at the end of sessions with the lower-level safety lighting designed to shut down 15 minutes later to ensure safe routes for all users of the pitches.

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	20.02.2013	Councillor Perry fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Councillor Ray Bolton	Local Member for Emsworth and St Faith's.	20.02.2013	