

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	19 March 2013
Title:	Weeke Primary School, Winchester
Reference:	4602
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 4 classroom extension and related learning/support accommodation at Weeke Primary School, Winchester, at an estimated total cost of £1,600,000 (including fees).
- 1.2. This project is required to provide a permanent provision to replace the current temporary classrooms.

2. Scope of Work

- 2.1. It is proposed to construct a 4 classroom extension at the school to provide a permanent provision to replace the current temporary classrooms. The proposal also includes a new staff room, a practical teaching room and toilet facilities. Additional staff car parking spaces will also be provided to support the new accommodation.
- 2.2. The proposals will not increase capacity for the 2FE school which currently provides 420 pupil places.
- 2.3. Funding for the project was approved at the 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.
- 2.4. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 10 July 2012.
- 2.5. 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. The school is a primary school located off Stoney Lane in Winchester. The schools net capacity is 420 and there are currently 366 pupils on roll. The proposals in this report do not increase net capacity.
- 3.2. The works are being procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process as part of a major programme of school projects with neighbouring authorities. It is anticipated that works will commence on site in September 2013 and complete in July 2014.
- 3.3. It is proposed that the contractor will access the site by the main school entrance off Stoney Lane. 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.
- 3.4. 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	1,292	1,292
Fees	228	228
Furniture, Fittings, Equipment and IT (exclusive of fees)	80	80
	1,600	1,600

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)	1,372	228	1,600
2. From Other Resources			

Total	1,372	228	1,600
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a) *Building Cost:*

Net Cost = £2,158 per m²
 Gross Cost = £3,038 per m²

b) *Furniture & Equipment:*

An allocation of approximately £80,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

c) *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: £38,989
 Devolved capital as at 31 March 2012: £17,901

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	-	-	-	83	83

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 school is located in the residential area of Weeke. To the east of the school site are a number of shops and a supermarket. To the rear of the school site is a grassed area which is public open space, directly accessed off Bere Close. There is an Adult Continuing Education Centre

directly to the south of the site which is managed by Peter Symonds College.

- 6.2. The site consists of the school grounds and related hard standing, play and grass areas, trees and planting.
- 6.3. The original school building was built in traditional brick and tile construction. There are currently two 2 storey classroom blocks both being served by separate stairs. The rest of the school is single storey. The school was extended in 1987 to provide new reception classrooms to the east of the building and a re-modelled front entrance area.
- 6.4. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.5. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.
- 6.6. The school currently has two double temporary classrooms. One will be temporarily relocated to allow space for the permanent construction; both will be removed at the end of the contract

7. Scope of the Project

7.1. The proposals for the school will include the following accommodation:

- 4 new classrooms, replacing 2 double temporary classrooms
- 1 specialist practical teaching room
- Group teaching room
- Staff room
- WC's and plant room
- New circulation linking the new building to the existing.

7.2. In addition to the new building, it is proposed to undertake remodelling works in the existing building. These include:

- External and internal remodelling of the main entrance area to the school to create a larger reception and larger office spaces
- New external doors and windows to the north west façade of the existing building.

8. The Proposed Building

8.1. The proposed location of the new classroom extension is south west of the existing school. The new building is accessed off the existing circulation within the school.

8.2. The proposed two storey extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be brickwork with a pitched tile roof and aluminium powder coated windows.

9. External Works

9.1. The external landscape proposals will include the following:

- amphitheatre area
- A new pedestrian route to allow movement to and from the existing reception classrooms
- five additional car parking spaces

10. Planning

10.1. A planning application has been submitted in March

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) 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
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer
School Headteacher and Governors.

14. Recommendations

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

14.2. The project proposals for the Weeke Primary School, at an estimated total cost of £1,600,000, 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 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.)

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 adverse 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.
 - Consideration of secure by design principles including specific site security, lockable bin storage well away from buildings, good levels of 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:
 - A super-insulated air-tight building envelope.
 - High performance windows, doors and roof lights.

- Provision of excellent levels of day lighting to all teaching areas to reduce energy use.
- Strategic placement of solar shading over large glazing areas to avoid summer time overheating.
- Natural ventilation to main spaces with night-time cooling strategy.
- Energy efficient lighting and heating controls.
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- 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 to avoid nuisance to residential properties.

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:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Dickens	Local Member for Winchester Westgate	20.02.2013	