

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date of Decision:	12 June 2013
Decision Title:	Rownhams St John's Church Of England Primary School, Rownhams
Decision Reference:	4845
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 the replacement of temporary accommodation with permanent classrooms at Rownhams St John's Church Of England Primary School, at an estimated total cost of £496,000.
- 1.2. This project has arisen as the prefabricated building is now at the end of its useful life.

2. Scope of Work

- 2.1. It is proposed to demolish the temporary classroom building and replace it with permanent facilities.
- 2.2. Funding for the project was approved at the Children's Services Decision Day on 23 March 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 19 April 2012.
- 2.4. 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 1.5 Form Entry (FE) primary school located in Rownhams on the outskirts of Southampton.
- 3.2. The schools net capacity is 300 and there are currently 280 pupils on roll. The proposals in this report do not increase pupil capacity

- 3.3. It is proposed that the works be procured through the Local Construction Framework. It is anticipated that works will commence on site during late Summer 2013 and complete during late Spring 2014.
- 3.4. It is proposed that the contractor will access the site by the main school entrance off Bakers Grove. 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.
- 3.5. 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	426	426
Fees	70	70
Furniture, Fittings, Equipment and IT (exclusive of fees)		
	496	496

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)	426	70	496
2. From Other Resources			
Total	426	70	496

a) *Building Cost:*

Net Cost = £ 2,184 per m²

Gross Cost = £ 3,413 per m²

b) *Furniture & Equipment:*

No allocation for furniture and equipment has been made within the project funding. Any additional furniture and equipment will be funded directly by the school.

4.3. 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):

Anticipated revenue balance as at 31 March 2013 - £131,756

Devolved capital as at 31 March 2013 - £28,695.07

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	-	-	-	26	26

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 original school building was built in phases between 1975 and 1985, phase one consisted of four classrooms around a central shared area. By 1985, the school had expanded to become a primary school with two teaching blocks (one for each key stage) connected by a corridor which also serves a reception, staff area and the hall.

6.2. The school currently consists of 10 classrooms, one of which is sited in a temporary building, added to the school in 1986.

6.3. The school is single storey throughout except for a mezzanine level to the central area of the Key Stage 2 block.

- 6.4. The temporary building is now at the end of its useful life. These proposals include the proposed removal of this temporary building once a permanent replacement has been completed.
- 6.5. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.6. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

7. Scope of the Project

- 7.1. The proposed extension and refurbishment works will include the following accommodation:
 - Two classrooms
 - Link to the existing school building
 - Refurbishment and alterations to form a small group / SEN room
 - Alterations to the existing kitchen

8. The Proposed Building

- 8.1. The proposed design is for a two classroom extension at the front of the school with a new circulation route through an existing classroom. The residual classroom space will become a small flexible group room/ specialist teaching facility.
- 8.2. The proposed extension is sited to complement the existing layout of the building, maximising playground space and not encroaching on recently developed areas of the school grounds.
- 8.3. The building has been designed using traditional masonry construction with a tiled pitched roof using materials which complement the existing building.

9. External Works

- 9.1. The proposed extension is proposed in the area over two raised planters. It is proposed to replace the planters and provide new paved circulation areas immediately outside the classrooms.

10. Planning

- 10.1. A planning application was submitted in March 2013.

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) Elementa

Electrical) Culture, Communities & Business Services
Drainage) Culture, Communities & Business Services
Structural Engineering) Curtins
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
 Crime Prevention Officer

14. Recommendations

14.1. That the Executive Lead Member for Children's Services gives approval to the project proposals for the replacement of temporary accommodation with permanent classrooms at Rownhams St John's Church Of England Primary School, at an estimated total cost of £496,000.

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>
Children's Services Capital Programme 2012/13 to 2014/15	3653	23.03.2012
Revenue and Capital Repairs Budget: Outturn for 2011/12 and Programmes for 2012/13	3398	19.04.2012
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 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 assessment 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 agreement with Hampshire Fire and Rescue Services, 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 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.
- 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 CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
N/A	N/A	N/A	N/A

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Roy Perry	Local Member for Romsey Extra	14.05.2013	