

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Executive Member for Education
<b>Date of Decision:</b>	12 June 2013
<b>Decision Title:</b>	Titchfield Primary School, Titchfield
<b>Decision Reference:</b>	4844
<b>Report From:</b>	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 Titchfield Primary School, at an estimated total cost of £496,000.
- 1.2. This project has arisen as one of the prefabricated buildings 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 Form Entry (FE) primary school located in the village of Titchfield on the outskirts of Fareham.
- 3.2. The schools net capacity is 210 and there are currently 180 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 in the Summer 2013 and complete in the Spring 2014.

- 3.4. It is proposed that the contractor will access through the main school site and 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			
<b>Total</b>	426	70	496

##### a) *Building Cost:*

Net Cost = £ 2,275 per m<sup>2</sup>  
Gross Cost = £3,069 per m<sup>2</sup>

##### 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 - £1,484*

*Devolved capital as at 31 March 2013 - £2.38*

## 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 &amp; 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 constructed in 1934 and is a brick building with tiled pitched roofs and gable ends. It is single storey throughout. To date there have been no extensions to the footprint of the school building.

6.2. The school currently consists of 7 classrooms, two of which are sited in a temporary building.

6.3. During the 1960s, the school had a prefabricated classroom building installed which is currently used as a music room.

6.4. This prefabricated building is at the end of its useful life. The project proposals include the demolition of the building and the construction of a two-classroom extension at the 'back' of the school. It is proposed that the music room will move to the remaining temporary building whilst the two classes currently using that space will move into the permanent accommodation.

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. The existing access and parking arrangements will remain in place.

## **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.

## **8. The Proposed Building**

8.1. The proposed extension will be a simple form with a slated, pitched roof and gables to complement the design of the existing school. A glazed link to the existing building will create a new entrance at the south end of the school.

## **9. External Works**

9.1. The external landscape proposals will include the following:

- Re-grading of the existing ground levels around the new extension
- Creation of an external terrace to accommodate the level changes to the Eastern end of the extension
- A ramp around the building to improve existing accessibility

## **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 Titchfield Primary School, at an estimated total cost of £496,000.

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

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Business plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Business plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Business plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<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
<b>Direct links to specific legislation or Government Directives</b>		
<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.
- 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.
- 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:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
N/A	N/A	N/A	N/A

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Geoffrey Hockley	Local Member for Fareham Titchfield	14.05.2013	14.05.2013 – Councillor Hockley fully supports the project proposals.