

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	25 June 2013
Title:	Kings Worthy Primary School, Kings Worthy
Reference:	4846
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 3 classroom extension and other related support accommodation at Kings Worthy Primary School, at an estimated total cost of £1,250,000 (including fees).
- 1.2. This project is required to provide additional pupil places at the school arising in response to housing development in the area and growing numbers of school age children.

2. Scope of Work

- 2.1. It is proposed to remove the existing temporary building and replace it with permanent built facilities which will expand the school by 0.5FE.
- 2.2. 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.
- 2.3. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 10 July 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 primary school located in Kings Worthy near Winchester.
- 3.2. The schools net capacity is 390 and there are currently 367 pupils on roll. The proposals in this report will increase pupil capacity to 420.
- 3.3. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects as part of a cluster of school projects with neighbouring authorities. It is anticipated

that the main works will commence on site during September 2013 and complete in the Spring 2014. There are enabling works proposed to be undertaken this summer including additional school car parking.

- 3.4. It is proposed that the contractor will access the site by the main school entrance off Hinton Fields. The contractor's compound will be located on the existing school car park and near 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	1,010	1,010
Fees	177	177
Furniture, Fittings, Equipment and IT (inclusive of fees)	63	63
	1,250	1,250

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)	1,073	177	1,250
2. From Other Resources			
Total	1073	177	1250

a) *Building Cost:*

Net Cost = £1,876.80 per m²

Gross Cost = £4,571.90 per m²

b) *Furniture & Equipment:*

An allocation of £63,000 (*exclusive of fees*) has been made for the provision of all loose furniture, fittings, equipment and IT from within the capital allocation, being made available for the construction works.

c) *School Balances:*

The school has the following level of balances:

Anticipated revenue balance as at 31 March 2013:	£40,341
Devolved capital as at 31 March 2013:	£2,489.77

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	-	-	-	65	65

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 dates from around the late 1950s and is of traditional design and construction for this age. The building is faced with brick and has a mixture of flat and pitched roof areas.

6.2. The school was significantly extended in 2008 to replace the accommodation that was in nearby Hinton House which was subsequently disposed of. In 2010 the school was extended to the South West with a Pre-School and Children's centre provision. This was designed in keeping with the existing school building.

6.3. In 2012 a double temporary building was installed at the school in response to the rising demand for additional school places. These

proposals include the removal of this temporary building once permanent extensions have been completed.

- 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.

7. Scope of the Project

7.1. The proposed extension and refurbishment works will include the following accommodation:

- Three classrooms
- WC's
- Internal alterations to staff areas.

8. The Proposed Building

- 8.1. The existing five classroom wing will be extended with a single classroom to the Northern end.
- 8.2. Two further classrooms and WCs will be added to the South East corner of the existing school building.
- 8.3. The materials of both extension have been selected to complement the existing school building. The extension will be constructed with traditional brickwork with low maintenance aluminum windows/doors and a metal pitched roof to match the existing.

9. External Works

9.1. The external landscape proposals will include the following:

- Provide additional play court areas to allow for the building of two new classrooms.
- Provide new all weather play areas to the south of the building.
- Provide new external paved area to the classroom extensions.

10. Car Parking

- 10.1. There will be additional car parking provided on the school site in line with the current Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Member for Environment and Transport on 2 April 2013).
- 10.2. The proposals include the following:
 - Provision of 8 car parking spaces in front of the school hall

11. Planning

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

12. Building Management

- 12.1. The existing building management arrangements will remain in place.

13. 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

14. Consultations

- 14.1. 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 Governors, staff, parents and local residents

15. Recommendations

- 15.1. **That the Panel advises the Executive Member for Policy and Resources that:**
- 15.2. The project proposals for the a 3 classroom extension and other related support accommodation at Kings Worthy Primary School, at an estimated total cost of £1,250,000 (including fees) be approved.

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

Hampshire safer and more secure for all:	yes
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> Children's Services Capital Programme 2013/14 to 2015/16	<u>Reference</u> 3653	<u>Date</u> 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 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.
 - 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.
- 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:
Cllr Mans, Executive Lead Member for Children's Services	Portfolio Holder	07.06.2013	
Cllr Edgar, Executive Member for Education	Portfolio Holder	07.06.2013	

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Porter	Local Member for Itchen Valley	04.06.2013	