

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Policy and Resources
Date:	25 June 2013
Title:	Crescent Primary School, Eastleigh
Decision Reference:	4604
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 expansion of Crescent Primary School, Eastleigh, at an estimated total cost of £5,600,000 (including fees).
- 1.2. This project is required to provide additional pupil places at the school arising in response to increased student numbers in the Eastleigh area.

2. Scope of Work

- 2.1. It is proposed to expand the school from 2 form entry (FE) to 3 FE. This will increase pupil numbers from a current capacity of 420 pupils to a proposed capacity of 630 pupils.
- 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 24 January 2013.
- 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 off Toynbee Road in Eastleigh. The schools net capacity is 420 and there are currently 403 pupils on roll.
- 3.2. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process as part of a cluster of school projects with neighbouring authorities. To accommodate the necessary school places it is anticipated

that works will commence on site during December 2013 and complete during October 2014. There are some advance works proposed to take place over the Summer Holidays this year.

- 3.3. It is proposed that the contractor will access the site by an existing grounds maintenance vehicle access off Laburnum 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.
- 3.4. 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	4557	4,557
Fees	752	752
Furniture, Fittings, Equipment and IT (inclusive of fees)	291	291
	5600	5,600

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)	4,807	793	5,600
2. From Other Resources			
Total	4,807	793	5,600

a) *Building Cost:*

Net Cost = £1,965 per m²

Gross Cost = £3,148 per m²

b) *Furniture & Equipment:*

An allocation of £250,000 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):

Anticipated revenue balance as at 31 March 2013:	£113,105
Devolved capital as at 31 March 2013:	£9,238.48

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	-	-	-	289	289

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 is a single storey red brick building built in the early 1930s. There have been several additions since with the most recent being in 2005 when a new school library and two reception classrooms were added. The existing building is of traditional brick construction with pitched tiled roofs.

6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

6.3. The existing vehicular entrance is off Toynbee Road with existing car park to the front of the school.

6.4. There is an existing playing field to the north of the school building.

7. Scope of the Project

- 7.1. The proposals for the school will include the following accommodation:
 - 9 new classrooms including the replacement of 2 temporary classrooms.
 - New main hall, with kitchen, and servery.
 - New entrance, reception, general office and improved staff accommodation.
 - Associated WC's and plant.
 - Improvements and remodelling of most of the existing teaching spaces.
- 7.2. Once the new building has been completed the existing temporary classrooms will be removed and the classes relocated to the new extension.
- 7.3. The project proposals will create a new pedestrian entrance and relocate car parking from the front of the existing building to the rear of the site.

8. The Proposed Building

- 8.1. The existing building will be extended in two places:
 - A single storey extension to the front of the school (adjacent to the existing hall) will house the majority of the administration and staff offices. It is also designed to create a landscaped entrance courtyard.
 - The second extension to the rear of the school will include classrooms and the main hall and will be predominantly two storey.
- 8.2. The extensions will be clad in traditional facing brickwork. The two storey extension will have a tiled pitched roof and aluminium powder coated windows, all to complement the existing.

9. External Works

- 9.1. The external landscape proposals will include the following:
 - Improved external hard and soft play areas, with the relocation and replacement of the habitat area.
 - Improved separation of the vehicular and pedestrian access to the site and the creation of a new pedestrian main entrance.

10. Car Parking

- 10.1. There will be additional car parking provided on the school site in line with the revised 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:
 - Relocation of 35 car parking spaces and provision of an additional 12 car parking spaces.

11. Planning

11.1. A planning application was submitted in May 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
Transport	) JMP
Travel Plan	) HCC & Eastleigh Borough Council
Acoustic	) 24 Acoustics

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, pupils and local residents

15. Recommendations

15.1. That the project proposals for the Crescent Primary School, at an estimated total cost of £5,600,000, 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> Children's Services Capital Programme 2013/14 to 2015/16	<u>Reference</u> 4367	<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 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 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, bin storage away from building, 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 extended roof canopies above large glazing areas to avoid summer time overheating
- Natural ventilation and daylighting to main spaces
- Improved biodiversity around the site
- 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.
- Photo Voltaic panels to generate electricity and reduce the schools carbon footprint.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Cllr Edgar Executive Member for Education	Portfolio Holder	13.06.2013	
Councillor Mans, Executive Lead Member for Children's Services	Portfolio Holder	13.06.2013	

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Cllr Chris Greenwood	Local Member for Eastleigh West	14.05.2013	