

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

<b>Decision Maker:</b>	Executive Member for Policy and Resources
<b>Date:</b>	25 June 2013
<b>Title:</b>	Nightingale Primary School, Eastleigh
<b>Decision Reference:</b>	4710
<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 expansion of Nightingale Primary School, Eastleigh, at an estimated total cost of £950,000 (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 1.5 form entry (FE) to 2 FE. This will increase pupil numbers from a current maximum capacity of 315 pupils to a proposed maximum capacity of 420 pupils.
- 2.2. Funding for the project was initially approved at the Children's Services Decision Day on 23 January 2013, subsequent additional funding was approved by the Executive Lead Member for Children's Services on 12 June 2013. 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 18 April 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 existing school is a primary school located off Nightingale Avenue in Eastleigh. The schools net capacity is 315 and there are currently 283 pupils on roll.

- 3.2. It is proposed that the works be procured through a traditional tender process. It is anticipated that works will commence on site during December 2013 and complete during August 2014.
- 3.3. It is proposed that the contractor will access the site by the existing vehicle access off Blackbird Road. 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	761	601
Fees	125	99
Furniture, Fittings, Equipment and IT (inclusive of fees)	64	-
	950*	700*

\* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

##### 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)	816	134	950
<b>Total</b>	<b>816</b>	<b>134</b>	<b>950</b>

##### a) Building Cost:

Net Cost = £1,900 per m<sup>2</sup>

Gross Cost = £2,815 per m<sup>2</sup>

b) *Furniture & Equipment:*

An allocation of approximately £55,000 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:	£107,354
Devolved capital as at 31 March 2013:	£5,253.75

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	-	-	-	49	49

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 immediately adjacent to the Aviary Children's Centre and both share common access. The school site has a heated outdoor swimming pool maintained by the school.

6.2. The original school building, is a two storey SCOLA construction originally built in 1969. The most significant additions were the construction of two extensions either side of the main classroom block in 2005. The extension was constructed with facing brickwork and windows to match the existing Scola building. The internal courtyard was infilled with a single storey extension also in 2005. Half of the buildings have been re-clad in

recent years. The remaining building is planned to be re-clad and re-roofed within the next five years (subject to funding).

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

## **7. Scope of the Project**

The scheme principally consists of a single storey new build extension to include the following:

- 2 new reception classrooms including dedicated toilets and play area.
  - New entrance and reception/main office adjacent to new reception classrooms.
  - New circulation spaces associated with new accommodation.
  - Conversion of the existing ICT suit into a new classroom.
  - External landscaping works.
  - 5 New car parking spaces
- 7.2. The project proposals will relocate the main school entrance to a more prominent location, improving the visibility and access from the main pedestrian route.
- 7.3. the existing reception and entrance area will be reused as teaching and group rooms.

## **8. The Proposed Building**

- 8.1. The proposed single storey extension will be of traditional construction with a pitched metal roof, the external walls will be of facing brickwork with aluminium windows to complement the existing school building.

## **9. External Works**

- 9.1. The external landscape proposals will include the following:
- Creation of a new landscaped approach to the new school entrance.
  - New reception year hard play area.

## **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:
- Provision of an additional 5 car parking spaces.

## **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
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
- Technical Department
- School Governors, Staff, parents, pupils and local residents

**15. Recommendations**

15.1. That the project proposals for the Nightingale Primary School, at an estimated total cost of £950,000, be approved.

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

<b>Hampshire safer and more secure for all:</b>	no
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u> Children's Services Capital Programme 2013/14 to 2015/16	<u>Reference</u> 4367	<u>Date</u> 23.01.13
<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.)

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. The new school entrance and classrooms will be fully accessible.

### **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.

### **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:
  - Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system
  - 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.

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

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

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