

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	8 October 2013
Title:	Emsworth Primary and Petersgate Infant Schools, Waterlooville
Reference:	5107
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 permanent expansion of both Emsworth Primary School, Emsworth, and Petersgate Infant School, Clanfield, at an estimated total cost of £1,508,000.
- 1.2. This project is required to provide additional pupil places at both schools in response to new housing development in the local areas.

2. Scope of Work

- 2.1. It is proposed to add a two classroom extension to Emsworth Primary School with the addition of some internal remodelling of teaching spaces.
- 2.2. It is also proposed to add one additional classroom and a resource space at Petersgate Infant School.
- 2.3. Funding for the projects 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.
- 2.4. 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. Emsworth Primary School is located off Victoria Road in Emsworth. The school's net capacity is 210 and there are currently 161 pupils on roll. The proposals will increase this capacity to 315.
- 3.2. Petersgate Infant School is located off Green Lane, Clanfield in Waterlooville. The school's net capacity is 180 and there are currently 153 pupils on roll. The proposals will increase this capacity to 210.

- 3.3. It is proposed that the two projects be procured together due to their similar nature and to achieve best value through the Local Construction Area Framework. It is anticipated that works will commence on site during February 2014 and complete during August 2014.
- 3.4. It is proposed that the contractor will access the Emsworth Primary School site by the main school entrance off Victoria Road. The contractor's compound will be located adjacent to the proposed extension.
- 3.5. It is proposed that the contractor will access the Petersgate Infant School site by the main school entrance off Green Lane. The contractor's compound will be located adjacent to the proposed extension.
- 3.6. At both sites, 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.
- 3.7. The school sites 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
	Total	Total
	£'000	£'000
Emsworth Primary School		
Buildings	719	0
Fees	128	0
Furniture, Fittings, Equipment and IT (exclusive of fees)	60	0
Sub total	907*	0
Petersgate Infant School		
Buildings	502	0
Fees	84	0
Furniture, Fittings, Equipment and IT (exclusive of fees)	15	0
Sub total	601*	0*
Grand Total	1,508*	0*

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources	0	0	0
2. From Other Resources			
a) Developer's Contribution	1,263	208	1,471
b) Children's Services Furniture & Equipment Budget (Petersgate)	15	2	17
c) Landscaping Budget (Petersgate)	18	2	20
Total	1296	212	1,508

d) *Building Cost:*

Emsworth

Net Cost = £2,094 per m²Gross Cost = £5,061 per m²

The gross costs for Emsworth is higher than normal because the alteration works and external works form a large part of the cost and only a small area of new build in relation to the refurbishment.

Petersgate

Net Cost = £1,887 per m²Gross Cost = £3,398 per m²e) *Furniture & Equipment:*

For the provision of all loose furniture, fittings, equipment and IT, an allocation of £70,000 (inclusive of fees) has been made from within the capital allocation for Emsworth. A contribution of £17,000 (inclusive of fees) from Children's Services for Petersgate, is being made available for the furniture and equipment.

f) *School Balances:*

The schools have the following level of balances:

Published revenue balance as at 31 March 2013:

Emsworth Primary £7,145.73

Petersgate Infant £3,335.26

Devolved capital as at 31 March 2013:

Emsworth Primary £ 911.33

Petersgate Infant £4,610.70

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	Nil	Nil	Nil	78	78

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 existing Emsworth school building was built in 1971, is of single storey construction and during the 1980s a three classroom extension was added. More recently, a new administrative extension was built and the school internally remodelled to create community facilities. Elevations are a combination of facing brickwork, timber cladding and metal windows.
- 6.2. The existing Petersgate school building was built in 1975 and is of single storey construction. Elevations are a combination of facing brickwork with metal windows.
- 6.3. The existing mains services and drainage infrastructure at both sites will be sufficient to accommodate the project proposals.
- 6.4. No permanent alterations to the main vehicular entrance to the schools will be made as a result of the proposals.

7. Scope of the Project

7.1. The expansion works at Emsworth Primary School will include:

- 2 additional classrooms
- Recladding and refurbishment of adjacent existing classrooms
- Alteration of existing store areas to create a new library
- Re-landscaping of the internal courtyard

7.2. The expansion works at Petersgate Infant School will include:

- A single classroom extension and associated WCs
- A new resource area extension
- New glazed screens for adjacent existing classrooms

8. The Proposed Building

- 8.1. The proposed single storey extension at Emsworth School is designed to complement the form, character and scale of the original building which it adjoins. Walls will be rendered with aluminium windows and a high performance roof.
- 8.2. The proposed single storey extension at Petersgate School is designed to complement the form, character and scale of the original building which it adjoins. Walls will be brickwork with aluminium windows and a high performance roof.

9. External Works

- 9.1. The external landscape proposals at Emsworth Primary School will include.
- A landscaped internal courtyard
 - A playground for Reception pupils
 - A new terrace for informal play
- 9.2. The external landscape proposals at Petersgate Infant School will include the following:
- New provision for cycle/scooter parking.
 - New hard play areas to complement the extension

10. Planning

- 10.1. Planning applications for both schools were submitted in February 2013, and approved in April/May 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 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

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:

- School Governors
- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer.

14. Recommendations

14.1. **That the Panel advises the Executive Member for Policy and Resources that:**

14.2. The project proposals for the permanent expansion of both Emsworth Primary School, Emsworth, and Petersgate Infant School, Clanfield, at an estimated total cost of £1,508,000, 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 2012/13 to 2014/15	<u>Reference</u> 3653	<u>Date</u> 23.03.12
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 and are often improved. This is the case at both schools.

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 has a 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 arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.

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 extensions including high performance windows, doors and roof lights to reduce energy consumption.
 - A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
 - Energy efficient lighting and heating controls, as light fittings will be day-light linked with absence detection to ensure the minimum energy is used.
 - 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.

- Low water-consumption sanitary installations.
- Natural ventilation to main spaces with night-time cooling strategy.
- Provision of excellent levels of day lighting to all teaching areas to reduce the need for artificial lighting.
- The use of timber from sustainable sources.

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	10.09.2012	
Cllr Edgar, Executive Member for Education	Portfolio Holder	10.09.2012	Cllr Edgar fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Ray Bolton	Local Member for Emsworth and St Faith's	10.09.2012	
Councillor John West	Local Member for Petersfield Butser	10.09.2012	Cllr West fully supports the project proposals.