

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	8 October 2013
Title:	Warblington Community School, Havant
Reference:	4861
Report From:	Director of Culture, Community and Business Services

Contact name: Steve Clow and Bob Wallbridge

Tel: 01962 847858/
01962 847894 **Email:** steve.clow@hants.gov.uk/
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for a new 4-court sports hall, Multi-Use Games Area (MUGA), refurbished tennis courts and the relocation the pre-school at Warblington Community School in Havant, at a total estimated cost of £3,859,000.
- 1.2. This project will provide enhanced sports facilities at the school that will benefit both pupils and the local community and is in line with the County's support to the ongoing Olympic legacy.
- 1.3. This project forms part of a proposed reinvestment strategy at the school, which has arisen from a previous approval to dispose of part of the school site. This land was surplus to requirements and not required for educational purposes.

2. Scope of Work

- 2.1. It is proposed to construct a new sports hall and changing rooms plus associated landscaping. The existing poor standard sports hall and changing rooms will be demolished. The existing gymnasium will be internally refurbished to provide a dance studio. This is phase 2 of the overall re-investment strategy at Warblington Community School, phase 1, a Synthetic Turf Pitch (STP), was previously approved and is being delivered.
- 2.2. The project will also include the relocation of Warblington Pre-School into a new single storey building. The former caretakers house is to be refurbished to make this more suitable for use as pre school accommodation and the surrounding garden is to be landscaped to provide an external play area.

- 2.3. It is proposed 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.
- 2.4. It is proposed that the contractor accesses the school site off Southleigh Road via a separate temporary entrance. The contractor's compound will be segregated from pupils and staff, and located adjacent to the proposed working area, which will be secured with temporary site fencing at all times. 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.
- 2.5. It is proposed that the works for the Sports Hall, MUGA and pre-school be procured through a traditional competitive tender. It is anticipated that works will commence on site in February 2014 and complete in February 2015. The first phase STP contract is scheduled to complete in Autumn 2013.

3. Contextual Information

- 3.1. Warblington Community School is located on Southleigh Road in a predominantly residential area of Havant. The school's net capacity is 900 and there are currently 670 pupils on roll. The proposals in this report do not increase pupil capacity.
- 3.2. A decision had been made previously to declare part of the school site surplus (1.89ha) and a Section 77 disposal consent under the School Standards and Framework Act 1998 was secured.
- 3.3. As a condition of this disposal consent, the County Council undertook to provide a new MUGA, a single floodlit STP, a replacement 4-court sports hall, and refurbished tennis courts.
- 3.4. Approval for the STP, in the sum of £1,033,000, was granted by the Executive Member for Policy and Resources on 18 April 2013. The STP project is currently on site and current forecast for this is a total cost of £647,453, funded from the same capital receipt.
- 3.5. This report focuses on the proposals for the replacement 4-court sports hall, MUGA, refurbished tennis courts and the relocation of Warblington pre-school.
- 3.6. The surplus land identified for disposal has been marketed and the selection of the preferred purchaser and reinvestment of the sale proceeds into the retained school was approved at the Executive Member for Policy and Resources Decision Day meeting on 23 July 2009. Contract negotiations with the selected developer have resulted in a conditional contract for sale which is expected to complete in the Autumn. The completion is still dependent upon a consent being obtained from Railtrack as adjacent landowner, in a form acceptable to the landowner. This is still awaited..
- 3.7. The capital receipt from the sale of the land was originally anticipated to be higher. However recent issues which have arisen, which are beyond the County Council's control, have reduced the expected income by around 10%. It is proposed, therefore, to fund the balance to deliver the

full scope of works from Capital Maintenance Grants. Given the liabilities concerned with the existing sports hall and the ambition to tackle the project in one further phase to maximise value for money and limit disruption to the school, this approach is proposed. Capital Maintenance Grant is available this financial year and the impact can be managed by profiling other lower priority projects to commence next financial year.

- 3.8. The Capital Expenditure for the project was approved in principle at the Executive Member for Policy and Resources Decision Day meeting on 23 July 2009. The funding for the project was approved at the Executive Lead Member for 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.
- 3.9. It should be noted that a contract will not be let until the landsale has completed. This may have an effect on the start and finish dates stated earlier in this report.

4. Finance

4.1. Capital Expenditure:

This table excludes costs for the STP which is also being funded by the Capital Receipt, this was approved by the Executive Member for Policy and Resources on 18 April 2013.

Capital Expenditure	Current Estimate £'000	Capital Programme £'000
Buildings	3,318	2,834
Fees	541	468
Total	3,859*	3,302*

* 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			
a) Capital Programme	2,834	468	3,302
2. From Other Resources			
a) Policy & Resources Capital Repairs Budget	140	17	157
b) Policy & Resources Capital Maintenance Grant	172	28	200
c) Children's Services Capital Maintenance Grant	179	21	200
Total	3,325	534	3,859

4.3. *Building Cost:*

Net Cost = £ 1,096 per m²

Gross Cost = £ 2,084 per m²

The gross cost is lower than typical for school buildings principally as it is a sports hall which is a simple large volume space.

4.4. *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):

Published revenue balance as at 31 March 2013: £174,517

Devolved capital as at 31 March 2013: £9,809.68

4.5. 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	199	199

b) *Energy Consumption:*

The annual energy consumption for the new facilities will meet that required by current Building Regulations/current best practice.

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 was originally opened in 1959 and consists of range of building types and constantly added to over the years as the school has expanded. A system built ROSLA technology block, added in the 1970's to the rear of the site, has been prioritised for refurbishment and has been reclad.
- 6.2. The existing school sports hall is located on the northern boundary of the campus and is of aluminium framed construction. It is being replaced due to its inadequate size and condition.

- 6.3. A locally managed pre-school with 32 places for pupils aged 2 to 5 years is also located adjacent to the existing sports hall, occupying a ground floor room attached to the sports hall originally designed as changing rooms.
- 6.4. The existing access and parking arrangements will remain in place, with facility for overflow parking on the new MUGA.

7. Scope of the Project

- 7.1. The new Sports Hall is proposed to be located adjacent to the existing gymnasium and assembly hall. This will co-locate the school's larger spaces and ensure that sufficient room is left on the campus for additional or replacement teaching blocks in the future. Locating the proposed hall behind the existing gymnasium will also allow direct community access from an existing north car park.
- 7.2. The proposed new changing rooms will be centrally located to serve the sports hall, assembly hall, gym and external sports facilities. This building also houses a reception office for managing community facilities and a separate office for school staff.
- 7.3. The proposals include the relocation of Warblington Pre-School to the front of the school site and into a new single storey building adjacent to the existing former caretakers house. The house is to be refurbished to make this suitable for use as pre-school accommodation.
- 7.4. Proposals include the following:
 - Construction of a new four court sports hall, changing rooms and link corridor to existing school buildings.
 - Refurbishment of the existing gymnasium to provide a dance studio.
 - Construction of a new build single storey building for the relocation of the pre-school and associated refurbishment of the former caretakers house.
 - Demolition of existing sports hall and pre-school buildings.

8. External Works

- 8.1. The landscape proposals will include the following:
 - Construction of a MUGA with associated fencing and access pathways.
 - Re-marking of play courts and external works associated with access to the new sports hall.
 - The surrounding garden next to the new preschool site is to be re-landscaped to provide a secure external play area.

9. Management Arrangements

- 9.1. Following completion, the existing management arrangements for the school site will continue during school hours when the facilities will be used for curriculum teaching and school team practice.

- 9.2. The community use of the new sports facilities out of school hours will also continue to be managed by the school.

10. Planning

- 10.1. A planning application for the main scheme was submitted in June 2013.

11. Professional Resources

Landscape) Culture, Communities & Business Services
Mechanical and Electrical)	Culture, Communities & Business Services
Drainage) Engineering Consultancy
Quantity Surveying) Culture, Communities & Business Services
Construction, Design &) Culture, Communities & Business Services
Management Coordinator)	Capita Symons (CDMC)

12. Consultations

The following have been consulted during the development of this project, including the planning application process, and their feedback can be seen in overview in Appendix C.

Children's Services
Local Member
Warblington Community School Head Teacher and Governors
County Council Planning Department
Havant Borough Council Planning Department
Access Officer
Sport England
Network Rail
Local residents
Hampshire Fire and Rescue Service

13. Recommendations

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

- 13.2. The project proposals for a Multi-Use Games area (MUGA), replacement 4-court sports hall, refurbished tennis courts and the relocation of Warblington pre-school at Warblington Community School in Havant, at a total estimated cost of £3,859,000, are approved.

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

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Surplus land at Warblington School, Havant	694	23.07.12
Children's Services Capital Programme 2013/14 to 2015/16	4367	23.01.13
Warblington Community School, Havant	3639	19.03.13
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 and it was noted that as the school caters for a number of pupils with poor mobility, the project proposals have been developed to take into account the access arrangements for disabled users of the sports facilities.
- 1.2. A flat accessible route with amenity lighting will be installed between the existing school path network and the proposed pitches. Access from this path network to the changing rooms within the school building will be on a gradient of less than 1:20.
- 1.3. In addition, the threshold entrances to the pitches will be level and the pitches' markings will be colour coded and clearly defined to the relevant sport governing body regulations, while the pitch surface will be suitable for access for wheelchair users and will be fully accessible to ambulant disabled people.

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. Though there is no direct link between the provision of new facilities and the reduction of Crime and Disorder, the nature of the facilities are expected to have a positive impact on pupils and therefore their behaviour both in and out of school.

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 (position statement on provision of sprinklers in schools dated September 2012), and are in line with the County Council's policy to manage corporate risk.

4. Climate Change:

- 4.1. The sports hall has been designed to reduce operational energy use and hence carbon dioxide. This will primarily be achieved by the choice of

heating and natural ventilation systems, low energy lighting and building fabric specification.

4.2. 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 areas to reduce the need for artificial lighting.
- 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	10.09.2013	
Cllr Edgar, Executive Member for Education	Portfolio Holder	10.09.2013	Cllr Edgar fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Cllr Bolton	Local Member for Emsworth and St Faith's.	10.09.2013	