

**HAMPSHIRE COUNTY COUNCIL**

**Decision Report**

<b>Decision Maker:</b>	Executive Member for Education
<b>Date of Decision:</b>	24 October 2013
<b>Decision Title:</b>	Samuel Cody Specialist Sports College, Farnborough
<b>Decision Reference:</b>	5240
<b>Report From:</b>	Director of Culture, Communities and Business Services

**Contact names:** 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 the conversion of an existing Sports Pavilion to an Autistic Spectrum Disorder (ASD) Unit at Samuel Cody Specialist Sports College, at an estimated total cost of £335,000 (including fees).
- 1.2. This project is required to provide an additional specialist ASD unit within Hampshire.

**2. Scope of Work**

- 2.1. It is proposed to convert an existing unused Sports Pavilion to the proposed ASD Unit.
- 2.2. Funding for the project is being considered at the Children's Services Decision Day on 24 October 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 has been approved by the Director of Culture, Communities and Business Services.
- 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 specialist sports college located in Farnborough.
- 3.2. The school's capacity is 124 places and there are currently 122 pupils on roll. The proposals in this report do not increase pupil capacity
- 3.3. It is proposed that the works be procured through a traditional tender process. It is anticipated that works will commence on site during November 2013 and complete by Spring 2014.

- 3.4. It is proposed that the contractor will access the site by the main school entrance off Ballantyne 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.
- 3.5. 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. The proposed unit is located away from the existing school buildings and the works should cause minimal disruption to the rest of the school.

#### 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:

<b>Capital Expenditure</b>	<b>Current Estimate</b>	<b>Capital Programme</b>
	<b>£'000</b>	<b>£'000</b>
Buildings	248	248
Fees	48	48
Furniture, Fittings, Equipment and IT (exclusive of fees)	39	39
	<b>335</b>	<b>335</b>

##### 4.2. Sources of Funding:

<b>Financial Provision for Total Scheme</b>	<b>Buildings</b>	<b>Fees</b>	<b>Total Cost</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
1. From Own Resources			
a) Capital Programme (as above)	248	41	289
b) Capital Programme (for loose furniture, fittings and equipment) *	39	7	46
<b>Total</b>	<b>287</b>	<b>48</b>	<b>335</b>

a) *Building Cost:*

Net Cost = £885 per m<sup>2</sup>

Gross Cost = £1,272 per m<sup>2</sup>

The net cost is directly proportional to the nature of this type of refurbishment project

b) *Furniture & Equipment:*

An allocation of £39,000 (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.

4.3. School Balances:

The school has the following level of balances:

*Published revenue balance as at 31 March 2013 - £592,272*

*Devolved capital as at 31 March 2013 - £96,332*

4.4. 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	<i>nil</i>	<i>nil</i>	<i>nil</i>	22	22

b) *Energy Consumption:*

The building was constructed in the late 1990's and the estimated annual energy consumption for the new accommodation will meet that required by Building Regulations at the time of construction.

**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 main existing school buildings are of single and two-storey system built SCOLA construction. These were internally refurbished in 2011.

6.2. The purchase of the Sports Pavilion was partially funded through a Sport England Grant and agreement for the works is being confirmed with them.

- 6.3. The proposed refurbishment and alteration works will be carried out in the vacant Sports Pavilion which was built in the late 1990's and has been used as a club room and health and fitness suite.
- 6.4. The existing toilet and shower facilities will be retained and used by the school as part of the All Weather Pitch facilities.
- 6.5. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

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

7.1. The proposed works will include the following accommodation:

- Specialist classroom
- Specialist social/classroom space
- Breakout area
- 1:1 teaching space
- Staff offices
- Toilets, including an accessible WC provision

## **8. External Works**

8.1. The external landscape proposals will include the following:

- External works linked to the specialist social/classroom space
- A new porch for the building
- Landscaping and the installation of an acoustic fence to separate the unit from the adjacent existing All Weather Pitch.

## **9. Planning**

9.1. Planning consent is not required for these proposals.

## **10. Building Management**

10.1. The existing building management arrangements will remain in place.

## **11. Professional Resources**

Architectural	) Culture, Communities & Business Services
Landscape	) Culture, Communities & Business Services
Mechanical and Electrical	) Culture, Communities & Business Services
Drainage	) Culture, Communities & Business Services
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
CDM Coordinator	) Culture, Communities & Business Services

## **12. Consultations**

12.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Local County Councillor  
School/Governors  
Children's Services  
Fire Officer  
Access Officer  
Planning Department

**13. Recommendations**

- 13.1. That the Executive Member for Education gives approval to the project proposals for the conversion of an existing Sports Pavilion to an Autistic Spectrum Disorder (ASD) Unit at Samuel Cody Specialist Sports College, at an estimated total cost of £335,000 (including fees).

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

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

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<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 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 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:**

- a) The project will incorporate the following sustainability features:
  - Acoustic attenuation to allow natural ventilation.
  - 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.
  - Provision of excellent levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
  - The use of timber from sustainable sources.
  - Re-use of an existing unused building.

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

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

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Roz Chadd	Local Member for Farnborough North	07.10.13	