

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	18 March 2014
Title:	Castle Hill Junior School, Rooksdown Site, Basingstoke
Reference:	5641
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 a new 210 place primary school in Rooksdown, Basingstoke, at an estimated cost of £6,600,000.
- 1.2. This project is required to provide additional pupil places in the local area arising in response to housing development.

2. Scope of Work

- 2.1. It is proposed to provide a new 1 Form Entry (FE) primary school to cater for a maximum of 210 pupils aged 4 to 11 years, in Rooksdown in Basingstoke.
- 2.2. Funding for the project was approved at the Children's Services Decision Day on 22 January 2014 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 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. In response to the provision of new homes at the Park Prewett residential development site, a new primary school is required to meet the growth in pupil numbers.
- 3.2. In order to provide additional primary school places, linked to the Rooksdown development, the County Council conducted a local consultation and published a Public Notice to lower the age limit and enlarge the premises of Castle Hill Junior School in Basingstoke, to enable

the school to admit pupils at age 4+. No objections were received and therefore unconditional approval was given to proceed. The proposed new primary school will therefore form part of Castle Hill Junior school. The design proposals outlined in this report have subsequently been developed in close liaison with Castle Hill Junior school, education colleagues, Children's Services and Property Services project officers.

- 3.3. It is proposed that the works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during summer 2014 and complete in summer 2015 in time for the start of the Autumn term 2015.

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	5,369	5,923
Fees	886	977
Furniture, Fittings, Equipment and IT (inclusive of fees)	345	
	6,600	6,900

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)	3,042	502	3,544
2. From Other Resources			
a) Developer's Contribution	2,881	475	3,356
Total	5,923	977	6,900

a) *Building Cost:*

Net Cost = £1,878 per m²

Gross Cost = £3,713 per m²

Lower building costs are being reported as a result of efficiencies being realised in the design process and an allowance is also included for inflationary pressure anticipated in the construction sector.

b) *Furniture & Equipment:*

An allocation of £345,000 has been made for the provision of all loose furniture, fittings, equipment and IT from within the capital allocation.

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	70	40	110	341	451

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 proposed new primary school will be located adjacent to the existing Rooksdown Community Centre, and a neighbouring NHS hospital. The new school site is two hectares in size and consists of a gently sloping field. A mature tree line runs along the north boundary edge.

6.2. The site has now been cleared in preparation for transfer to Hampshire County Council. These arrangements are being undertaken as part of the developer's contributions arising from the Section 106 Agreement to provide a site and other infrastructure. The developer is required to provide all of the necessary mains services and drainage infrastructure to the school site boundary.

6.3. The Section 106 Agreement dates back to the 1990's and discussions are underway to confirm the developers responsibilities in relation to the agreement. A contingency of £742,000 has been allocated within the budget to cover infrastructure and mitigation of the existing site, including utilities and sewers to the site, soil remediation, adopted highways,

archaeology and ecology surveys and boundary fencing if the County Council is required to fund this.

- 6.4. Construction traffic will access the site from the A339 Ringway North/Aldermaston Roundabout into the A340 Aldermaston Road and into Park Prewett Road and onto the construction site from the adjacent Park Prewett Road Roundabout. There will be signs prohibiting construction traffic on non designated routes. The site will be controlled by a banks man, traffic will arrive to site between the hours of 8.00am and 6.00pm Monday to Friday. Deliveries will be off loaded within the site boundary where the contractor will provide a wheel wash. In addition local roads adjacent to the site entrance will be swept as necessary.
- 6.5. The main pedestrian access to the proposed school entrance will be from the eastern boundary adjacent to the existing local centre. The entrance is bounded a community garden from which there is an approach to a covered waiting area fronting the entrance to the building.
- 6.6. Pedestrian drop off and collection for pupils will be from the external play areas. These areas will be accessed by gates that will be managed locally by the school. Vehicular drop off and collection for pupils is currently under consideration following consultation with the public and local members.
- 6.7. Vehicular access for both day-to-day servicing and deliveries, and dedicated staff car parking will be from the proposed western entrance.
- 6.8. The school site will be fully accessible for all staff, pupils and visitors, and a level approach will be provided to the main entrance and from all exit doors from the proposed school.

7. Scope of the Project

- 7.1. The proposed new school will include the following accommodation:
 - 7 classrooms
 - Specialist practical room
 - Group rooms
 - Staffroom and staff workspace
 - Library/ICT learning resource centre
 - Main hall
 - Kitchen
 - Administration offices
 - Pupil and staff toilets (including a fully accessible WC)
 - Stairs and lift to first floor classrooms
 - Other support facilities including plant room, storage and caretaker's room.

8. The Proposed Building

- 8.1. The proposed new school will be constructed of traditional brick with pitched roofs finished with slate and connecting areas of high performance roofs. External canopies will provide shaded external learning areas.
- 8.2. External lighting will be placed to provide safe access and emergency escape routes during hours of darkness. The lighting will be carefully designed to prevent light pollution and avoid nuisance to residential properties.
- 8.3. A key element of the design has been the provision of a school with a community focus to its frontage. The school is located adjacent to the community centre, creating a community 'Hub'. The school entrance provides access to community spaces within the new school building for all to use, with a link to outdoor garden spaces beyond.
- 8.4. The main hall is placed at the front of the school, and has been designed for a number of different uses as a dining hall, performance space and place of assembly. It will be made available for community use with associated facilities and toilets immediately adjacent.
- 8.5. A kitchenette will provide a refreshment point for the community and potential breakfast and after-school clubs. The Learning Resource Centre and a specialist practical room are placed centrally to the school. The specialist practical room offers a central resource with adjacent group room for community use.

9. External Works

- 9.1. The external areas and landscape proposals will include the following:
 - The playing fields to the rear allow for a key stage 2 sized football pitch.
 - Outdoor learning and teaching facilities include a hard playground marked out for ball games, and areas for quieter activities. Paved areas outside each ground floor classroom will allow easy level access to the outdoor environment.
 - There will be cycle storage for staff and pupils.
 - A path will be provided from the main entrance of the school from the road. Two alternative pedestrian access routes, to the north and to the east, are segregated from vehicle access points.

10. Car Parking

- 10.1. There will be car parking provided on the school site in line with the Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Member for Environment and Transport on 2 April 2013). There will be 29 car parking spaces provided for staff and visitors, two of which will be fully accessible.

11. Planning

- 11.1. It is anticipated that a planning application will be submitted in March 2014.

12. Building Management

12.1. There will be new building management arrangements for the new school.

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

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
- Executive Member for Education
- Local County Councillor
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer.

15. Recommendations

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

15.2. The project proposals for a new 210 place Rooksdown Primary School in Basingstoke, at an estimated total cost of £6,600,000, 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>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme 2014/15 to 2015/16	5444	22.01.14
Corporate Procurement Update	3846	19.03.13
Corporate Procurement Update	4567	18.04.13
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 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.
- 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.
 - Reduced fire compartment sizes.
 - 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 highly insulated building envelope for the new building including high performance windows, doors and roof lights to reduce energy consumption.

- Provision of excellent levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- Strategic placement of extended roof canopies above glazing areas to avoid summer time overheating
- Solar controlled glass will be installed to south facing windows to assist in the control of solar gain
- Natural ventilation to main spaces along with thermal mass and reduced night-time cooling to keep peak temperatures under control.
- Energy efficient lighting and heating controls to ensure the minimum energy is used.
- Low water-consumption sanitary installations
- The use of timber from sustainable sources.
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- Inclusion of a photovoltaic array on the roof of the new two storey building.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Edgar, Executive Lead Member for Education	Portfolio Holder	25.02.14	Cllr Edgar fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Reid	Local Member for Basingstoke North West	27.02.2014	I am fully supportive of the building of this school and anxious that it should open, as planned, in September 2015. I attended the consultation event and have received a briefing from Officers regarding the design. I find myself agreeing with it overall and have offered some detailed comments to the design team. I am keen to see the path to the north of the school made into a road with a turning circle for cars, which could then be an asset during 'school run' times. I have a briefing scheduled with Officers to discuss this and a couple of other points in more detail, none of which should detract from the building going ahead broadly as planned.