

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

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	18 March 2014
<b>Title:</b>	Forest Education Centre, Dibden Purlieu
<b>Reference:</b>	5251
<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 replacement of Forest Education Centre in Dibden Purlieu, at an estimated total cost of £4,578,000.
- 1.2. This project is required to provide a permanent building as the modular accommodation currently used by the centre is now at the end of its useful life.

**2. Scope of Work**

- 2.1. It is proposed to remove the existing modular buildings used by the centre and replace them with permanent facilities.
- 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. Forest Education Centre is located off Cabot Drive in Dibden Purlieu. The centre provides teaching accommodation for up to 60 pupils between the ages of 11 and 16 who have been excluded from school or are unable to attend main stream education. The proposals contained within this report will increase the capacity to 70 pupils.
- 3.2. The works are being 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 August 2014 and complete during September 2015.

- 3.3. It is proposed that the contractor will access the site by the main entrance off Cabot Drive. The contractor's compound will be located adjacent to the proposed works and will be segregated from the existing education centre.
- 3.4. On site, no deliveries or movements of vehicles will take place at the start or end of the school day or at lunch time, in order to avoid traffic conflict when pupils are arriving at or departing from the centre.
- 3.5. The centre 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:

<b>Capital Expenditure</b>	<b>Current Estimate</b>	<b>Capital Programme</b>
	<b>£'000</b>	<b>£'000</b>
Buildings	3,930	3,930
Fees	648	648
Furniture, Fittings, Equipment and IT (exclusive of fees)		
	4,578	4,578

##### 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)	3798	626	4424
2. From Other Resources			
a) Devolved Formula Capital	132	22	154
<b>Total</b>	<b>3,930</b>	<b>648</b>	<b>4,578</b>

a) *Building Cost:*

Net Cost = £1,916 per m<sup>2</sup>  
 Gross Cost = £2,969 per m<sup>2</sup>

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 approximately £256,000 has been included for the provision of all loose furniture, fittings, equipment and I.T. from within the capital allocation, being made available for the construction works.

c) *School Balances:*

The centre has the following level of balances:

*Published revenue balance as at 31 March 2013: Nil*  
*Devolved capital as at 31 March 2013: £166,447*

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	237	237

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 modular buildings were erected in the early 2000's. They are at the end of their useful life and will be demolished once the new building has been completed.

- 6.2. The existing mains services and drainage infrastructure on site will be sufficient to accommodate the project proposals.
- 6.3. No permanent alterations to the main vehicular entrance to the site will be made as a result of the proposals.

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

7.1. The works at Forest Education Centre will include:

- 8 classrooms
- 4 specialist classrooms including science, design technology, food technology and art
- Dining area
- Hall
- Staffroom
- Staff offices
- Meeting room
- Toilet facilities
- Other support facilities including plant room, storage and caretaker's/cleaners room

## **8. The Proposed Building**

- 8.1. The proposed new learning accommodation will be single storey with pitched roofs linked by lower level high performance roofs. External walls will be clad in facing brickwork and timber with aluminium windows.
- 8.2. The proposed location for the new building is to the north-east of the existing centre in the centre of the site. The proposed location of the new buildings allows the existing centre to continue operating in their current location during the construction phase.
- 8.3. The design locates the outdoor teaching and learning spaces to the west, facing onto the woodland setting and minimising disturbance to surrounding properties. The car parking is located close to the site entrance from Cabot Drive and the new main entrance will be closer and more visible from the existing access point and highway which will improve current access arrangements.

## **9. External Works**

- 9.1. The external landscape proposals at Forest Education Centre will include:
  - A multi use games area (MUGA).
  - The current accommodation will be removed to give enhanced external learning and teaching spaces.
  - New enclosed landscaped courtyard.

## **10. Car Parking**

- 10.1. There will be new car parking, access and drop-off arrangements provided 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 24 car parking spaces provided for staff and visitors, one of which will be fully accessible.

## **11. Planning**

- 11.1. A planning application was submitted in February 2014.

## **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, Transport & Economy Dept.
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Construction, Design & Management Coordinator	) Capita

## **14. Consultations**

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

Forest Education Centre Staff  
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 the replacement of Forest Education Centre in Dibden Purlieu with permanent buildings, at an estimated total cost of £4,578,000, 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>	<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
<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.)

<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. All the teaching spaces will be fully accessible and have direct level access to the outside.

### **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 including high performance windows, doors and roof lights to reduce energy consumption.

- 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.
- 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 and natural ventilation to all teaching areas to reduce the need for artificial lighting and energy use.
- Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.
- Strategic placement of solar shading over glazing areas to reduce summer time overheating.
- The use of timber from sustainable sources.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Edgar, Executive Member for Education	Portfolio Holder	25.02.14	Cllr Edgar fully supports the project proposals.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Wade	Local Member for Dibden and Hythe	19.02.2014	I fully support this plan, the Forest Education Centre is an excellently run establishment with dedicated staff working hard with potentially challenging and difficult children. The Education Centre aims to add value and development to children, who for various reasons cannot be educated in main stream schools and in this activity they are very successful despite the age of the facilities involved. This plan to build a new establishment will only improve and add further value to the work the FEC does in giving these children a better chance in life. The current environment is tired and now in appropriate due to age, the new build looks good and will now doubt contribute positively to the work the centre does.