

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	18 March 2014
Title:	Locks Heath Infant and Junior Schools, Locks Heath
Reference:	5243
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 replacement of temporary accommodation with permanent classrooms at Locks Heath Infant and Junior Schools in Locks Heath, at an estimated total cost of £3,200,000.
- 1.2. This project is required to provide permanent classrooms to replace the temporary accommodation. The temporary classrooms used by the Junior School are now at the end of their useful life and will be demolished, those used currently by the Infant School will be relocated and used elsewhere.

2. Scope of Work

- 2.1. It is proposed to remove the temporary classroom buildings and replace them with permanent facilities. It is proposed to add 2 single storey extensions to the Infant School, and to add a four classroom extension and a learning hub to the Junior School, along with some alterations to the existing buildings.
- 2.2. Funding for the project was approved at the Executive Lead Member for 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 on 25 July 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. Both Locks Heath Infant and Junior Schools are four form entry (FE) schools located off Warsash Road in Locks Heath. The Infant school's net

capacity is 360 and there are currently 352 pupils on roll. The Junior school's net capacity is 480 and there are currently 502 pupils on roll. The proposals detailed within this report will not increase the capacity of either school.

- 3.2. 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 August 2014 with the buildings completed for September 2015 and external works completed in October 2015.
- 3.3. It is proposed that the contractor will access the school site via the Junior School car park, entrance off Warsash Road. The contractor's compound will be located in the car park, with secure, access routes to the proposed works.
- 3.4. 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.

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 £'000	Capital Programme £'000
Buildings	2,747	2,747
Fees	453	453
Furniture, Fittings, Equipment and IT (exclusive of fees)	3,200	3,200

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	2,747	453	3,200
Total	2,747	453	3,200

a) *Building Cost:*

Net Cost = £1,701 per m²
 Gross Cost = £3,265 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 £122,000 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.

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2013:

Locks Heath Infant £122,687
Locks Heath Junior £101,838

Devolved capital as at 31 March 2013:

Locks Heath Infant £18,434
Locks Heath Junior £23,364

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	165	165

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 Infants School building was built in 1967 and is of single storey, system built construction, with extensions added in 2004. Elevations are predominantly brickwork, cladding and aluminium windows.
- 6.2. The Infant school temporary buildings were delivered to the site in 2010 and are in good condition. They will be removed for use at another school once works are complete. They are located to the south-west, adjacent the existing hard play area, and have access to outdoor learning areas behind.
- 6.3. The original Junior School buildings were built in 1907 and are mainly single storey with a connected two storey 4 classroom block. The building has been extended a number of times between 1970 and 1994. Elevations are a combination of facing brickwork with a mix of timber and aluminium windows.
- 6.4. The Junior School temporary buildings were constructed in 1990 and have provided the school with 6 additional classroom spaces. They are at the end of their useful life and will be demolished once the permanent replacement has been completed.
- 6.5. The existing mains services have been surveyed and the electric supply will need to be upgraded as part of the works. The drainage infrastructure at both sites will be sufficient to accommodate the project proposals.
- 6.6. 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 proposed extension and refurbishment works at the Infant School will include:
 - Three classrooms
 - Link to the existing school building
 - Toilet facilities
 - Replacement external canopy
- 7.2. The proposed extension and refurbishment works at the Junior School will include:
 - Four classrooms
 - Link to the existing school building
 - Toilet facilities
 - A multi-use teaching space
 - Learning hub
 - Reorganisation of existing spaces, including classrooms, ICT suite, reprographics and site managers' office.

8. The Proposed Building

- 8.1. The two proposed single storey extensions to the Infant School are designed to complement the form, character and scale of the original adjoining buildings. Walls will be brickwork with aluminium windows and a high performance roof covering.
- 8.2. The proposed single storey extension to the Junior School is designed to match the form, character and scale of the original adjoining buildings. Walls will be brickwork with aluminium windows and a high performance roof.

9. External Works

- 9.1. The external landscape proposals at Infant School will include.
 - Extension of the reception play area to the front of the proposed single classroom extension.
 - Enhancement of the landscape locally to both proposed extensions.
 - Removal of the temporary buildings and making good of landscape areas
- 9.2. The external landscape proposals at Junior School will include.
 - Provision of a temporary hard play area for the duration of the works.
 - Enhancement of the landscape locally to the new extension.
 - Replacement sports storage.
 - Demolition of the temporary buildings and removal from site.
 - Removal of trees and the construction of a new external hard play area.
 - New landscaped courtyard.

10. Planning

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

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:

- Children's Services
- Executive Lead Member for Children's Services
- Executive Member for Education
- Local County Councillor
- Fire Officer
- Access Officer
- Planning Department
- Head Teachers of both Schools
- Residential Neighbours of the site
- Parents of Children attending the Schools

14. Recommendations

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

14.1. The project proposals for the replacement of temporary accommodation with permanent classrooms at Locks Heath Infant and Junior Schools in Locks Heath, at an estimated total cost of £3,200,000, 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 and Approvals	4688	25.07.13
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 projects and are often improved, there will be level access to the new classrooms and direct 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 for both extensions including high performance windows, doors and roof lights to reduce energy consumption at source.

- The provision of good levels of day lighting and ventilation to all teaching areas to reduce the need for artificial lighting.
- Brise soleil and canopies will be installed to south facing windows to assist in the control of solar gain.
- Photovoltaic solar panels will be included on the Junior School extension roof. The Infant school already has photovoltaic solar panels.
- 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.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Edgar, Executive Lead Member for Education	Portfolio Holder	25.02.2014	Cllr Edgar fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Evans	Local Member for Fareham Warsash	19.02.2014	This proposed investment is really welcomed by members of staff and parents from both schools and pupils who are looking forward to the new buildings. There remains some significant housing development in the general area and pupil numbers are likely to remain high for some considerable time.