

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	18 March 2014
Title:	Merton Infant and Junior Schools, Basingstoke
Reference:	4793
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 permanent expansion of both Merton Infant and Junior Schools in Basingstoke, at an estimated total cost of £4,396,000.
- 1.2. This project is required to provide additional pupil places at the schools in response to increased student numbers in the local area.

2. Scope of Work

- 2.1. It is proposed to increase the capacity across the two schools by an additional 210 primary school places. The proposed works include a three classroom extension, a studio, and a resource area to Merton Infant School with the addition of some internal remodelling of teaching spaces.
- 2.2. It is also proposed to add a four classroom extension, a studio and enlarged staff areas at Merton Junior School.
- 2.3. Funding for the projects was initially approved at the Executive Lead Member for Children's Services Decision Day on 22 January 2014 at a cost of £4.1m. A further update with a request for an additional £296,000 will be considered by the Executive Lead Member for Children's Services on 26 March 2014. This report outlines the available budget (subject to the decision on 26 March) from within which the project must be designed and delivered.
- 2.4. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 18 April 2013.
- 2.5. 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 schools are currently two form entry and share a site located in Popley, Basingstoke.
- 3.2. The shared school site is located off Romsey Close in Popley, Basingstoke. The infant school's net capacity is 216 and there are currently 180 pupils on roll. The junior school's net capacity is 240 and there are currently 163 pupils on roll.
- 3.3. The works are being procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process as part of a cluster of school projects with neighbouring authorities. 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.
- 3.4. It is proposed that the contractor will access the school site by the main school entrance off Romsey Close. The contractor's compound will be located to the north of the site with segregated areas at each extension.
- 3.5. At both sites, 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 schools.
- 3.6. The schools' 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	3,774	3,519
Fees	622	581
Furniture, Fittings, Equipment and IT (exclusive of fees)	4,396 *	4,100 *

* 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	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	3,519	581	4,100
b) Capital Programme (to be considered 26 March 2014)	254	42	296
Total	3,773	623	4,396

a) *Building Cost:*

Net Cost = £1,960 per m²

Gross Cost = £3,960 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 approximately £220,000 has been included for the provision of all loose furniture, fittings, equipment and I.T.

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2013:

Merton Infant £51,422

Merton Junior £41,472

Devolved capital as at 31 March 2013:

Merton Infant £nil

Merton Junior £60,235

4.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a)	(b)	(a+b)	(c)	(a + b + c)
	Employees	Other	*Net Current	Capital	Total Net
	£'000	£'000	Expenditure	Charges	Expenditure
			£'000	£'000	£'000
Revenue Implications Additional + / Reductions	nil	nil	nil	255	255

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. Dating from the 1970s, the schools' existing buildings are of system built construction and are a mix of single and two storey buildings. Elevations are a combination of facing brickwork, timber cladding and aluminium windows. Various extensions have been added over the years to the buildings, these extensions are of traditional construction.
- 6.2. Additional temporary classrooms were provided in 2012 at Merton Infant School. These will be removed once the project is complete.
- 6.3. Work has recently been carried out to reclad the walls, roof and windows at the Junior School. Further recladding works are being considered and subject to available landlord funding, these works will be planned and undertaken concurrently with these proposals.
- 6.4. The site is bounded by residential properties.
- 6.5. The existing mains services and foul drainage infrastructure at the site will be sufficient to accommodate the project proposals. Surface water will be disposed to new soakaways.
- 6.6. No permanent alterations to the main vehicular entrance to the schools will be made as a result of the proposals, although some further traffic control measures are being proposed.

7. Scope of the Project

- 7.1. The proposed extension and remodelling works at the Infant School will include:
- Three classrooms
 - Resource/ library area
 - Staffroom
 - Studio and an SEN room
- 7.2. It is also proposed that the existing Pre-School is enlarged from a 26 place to a 32 place and re-located to a purpose built area adjacent to the new Infant school classroom block. This places the Pre-School closer to the car park and main vehicle entrance and releases space for school use within the existing buildings.
- 7.3. The proposed extension and remodelling works at the Junior School will include:
- Four classrooms

- New escape staircase
- New entrance
- Staffroom
- Reception area
- Toilet facilities
- A link corridor
- New nurture room
- New studio space

8. The Proposed Building

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

9. External Works

- 9.1. The external landscape proposals at Merton Infant and Junior School site are as follows and will include improved accessibility to the school site:
 - Canopies outside the main school entrances and outside the classrooms to the play areas at the Infant School.
 - A new pedestrian entrance and footpath link formed into Tintern Close.
 - Re-located pedestrian entrance and pathways to the East towards Fountains Close and Glastonbury Close.
 - A new Multi Use Games Area (MUGA).
 - A new shared use landscaped area.

10. Car Parking

- 10.1. There will be a significant increase in the existing 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 46 car parking spaces provided for staff and visitors, two of which will be fully accessible. This will provide an additional 28 spaces on site.

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) WSP
Drainage) Environment Department
Structural Engineering) Curtins
Quantity Surveying) Culture, Communities & Business Services
Construction, Design & Management Coordinator) Culture, Communities & Business Services
Transport Planning) WSP

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:

- Head Teachers and Governors of both Schools
- Local Residents
- Children's Services
- Executive Lead Member for Children's Services
- Executive Member for Education
- Local County Councillor
- Local Borough Councillor
- Fire Officer
- Access Officer
- Planning Department

15. Recommendations

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

15.1. The project proposals for the permanent expansion of both Merton Infant and Infant Schools in Basingstoke, at an estimated total cost of £4,396,000, 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 both school 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.
- Shading will be installed to south facing windows to assist in the control of solar gain.
- 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	25.02.14	Cllr Edgar fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Frankum	Local Member for Basingstoke North	19.02.14	