

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

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	18 March 2014
<b>Title:</b>	South Farnborough Junior School, Farnborough
<b>Reference:</b>	4607
<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 permanent expansion of South Farnborough Junior School, at an estimated total cost of £1,600,000.
- 1.2. This project is required to provide additional pupil places at the school in response to recent housing developments in the local area.

**2. Scope of Work**

- 2.1. It is proposed to construct a 4 classroom extension to the rear of the existing junior school building. Additional toilet facilities and staff car parking spaces will also be provided to support the new classrooms. The existing ICT space will be converted into a group room and hall storage.
- 2.2. The proposals will increase the permanent pupil capacity from a 240 place, 2 Form Entry (FE) school to a 360 place, 3 FE school. The school currently has a double temporary classroom and another one will be placed ready for September 2014. It is anticipated that the school will also be reclad, as part of the Scola 2 programme, subject to confirmation of available funding. The temporary classrooms will be removed once the recladding project has completed.
- 2.3. 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.
- 2.4. 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. South Farnborough Junior School is located off Cunnington Road in Farnborough. The school's net capacity is 290 but there are currently 310 pupils on roll.
- 3.2. It is proposed that the works be procured through the South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during Autumn 2014 and complete during Summer 2015.
- 3.3. It is proposed that the contractor access the school site by the main school vehicular entrance off Cunnington Road. The contractor's compound will be located adjacent to the proposed working areas and will be secured with site fencing at all times.
- 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	Capital Programme
	£'000	£'000
Buildings	1,373	1,373
Fees	227	227
Furniture, Fittings, Equipment and IT (exclusive of fees)	1,600	1,600

#### 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)	1,373	227	1,600
<b>Total</b>	1,373	227	1,600

a) *Building Cost:*

Net Cost = £1,882 per m<sup>2</sup>

Gross Cost = £3,549 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 £56,000 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 school has the following level of balances:

<i>Published revenue balance as at 31 March 2013:</i>	<i>£9,484</i>
<i>Devolved capital as at 31 March 2013:</i>	<i>£2,252 debit</i>

4.3. Revenue Issues:

a) Overview of Revenue Implications:

	<b>(a) Employees £'000</b>	<b>(b) Other £'000</b>	<b>(a+b) *Net Current Expenditure £'000</b>	<b>(c) Capital Charges £'000</b>	<b>(a + b + c) Total Net Expenditure £'000</b>
Revenue Implications Additional + / Reductions	Nil	Nil	Nil	83	83

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 early 1970s, the school's existing buildings are mostly system built SCOLA 2 construction and are a mix of single storey and two storeys. Various adaptations and extensions have been constructed over

the years. Elevations are a combination of facing brickwork, render, timber cladding and metal windows.

- 6.2. The school share the site with Sycamore Children's Centre. The Children's Centre will not be affected by the works. The site is bounded by residential developments.
- 6.3. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.4. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

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

- 7.1. The expansion works at South Farnborough Junior School will include:
  - a) New two storey extension to the existing teaching block including:
    - 4 general teaching spaces
    - Plant room
    - Toilets
    - Staff room
  - b) Refurbishment and alteration of existing accommodation to gain access to the extension. The existing ICT teaching space will be converted into a group room and hall storage.

## **8. The Proposed Building**

- 8.1. The proposed two storey extension is to the rear of the school. External walls will be clad in brickwork and render with a high performance roof and aluminium windows.
- 8.2. Some minor works are required to link the existing and new buildings. The school's existing ICT suite is being converted into hall storage to provide additional useable floor space in the existing hall.

## **9. External Works**

- 9.1. The external landscape proposals at South Farnborough Junior School will include.
  - Provision of new car parking for staff
  - Enhancement of external areas

## **10. Car Parking**

- 10.1. Currently the school have spaces for 20 cars to park. This project will extend the existing carpark, adding 8 new car parking spaces and 1 minibus space 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).

## 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	)	RPS
Mechanical and Electrical	)	Culture, Communities & Business Services
Drainage	)	Environment Department
Structural Engineering	)	WSP
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:

- School Governors
- Children's Services
- Executive Lead Member for Children's Services
- Executive Member for Education
- Local County Councillors
- Rushmoor Borough Council
- Fire Officer
- Access Officer
- Planning Department
- Local Residents.

## 15. Recommendations

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

15.1. The project proposals for the permanent expansion of South Farnborough Junior School in Farnborough, at an estimated total cost of £1,600,000, 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 these will be improved on this site, the ground floor classrooms will 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.
  - 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.

- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- Energy efficient lighting and heating controls to ensure the minimum energy is used.
- Low water-consumption sanitary installations.
- Natural ventilation to main spaces along with the use of thermal mass to keep peak temperatures under control.
- Provision of excellent levels of day lighting 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, and the existing south facing windows will be shaded by the new extension to reduce heat gain in the existing building.
- Strategic placement of solar shading over large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.
- Inclusion of a photovoltaic array on the roof of the existing 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>
Councillor Edgar, Executive Lead 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 Wall	Local Member for Farnborough South	19.02.14	"This project has my full support as South Farnborough Junior School has been overstretched for a while. There has been significant development in the local area and many families will be pleased that the capacity of such a fine and popular school is to be permanently increased. I would like an assurance that the schedule in Para 3.2 is, subject to minimising the effects on local residents, designed to provide for occupation of the new classrooms for the start of the September 2015 term."