

HAMPSHIRE COUNTY COUNCIL

Report

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	18 March 2014
Title:	Vigo Infant and Junior Schools, Andover
Reference:	5551
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 Vigo Infant and Junior Schools in Andover, at an estimated total cost of £2,500,000.
- 1.2. This project is required to provide additional pupil places at both schools in response to new housing development in the local area.

2. Scope of Work

- 2.1. It is proposed to add a three classroom extension to the Infant School. It is also proposed to add a two classroom, Nurture Room and library resource area extension to the Junior School. This will expand the schools to 3 Form Entry (FE).
- 2.2. Funding for the projects 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. Both Vigo Infant and Junior Schools are located off Vigo Road in Andover, on a campus shared with Norman Gate School. The Infant School's capacity is 210 and the Junior School's capacity is 240 and there are currently 208 pupils on roll at the Infants and 223 pupils on roll at the Junior. The proposals will increase the capacity at the Infant School to 270 and at the Junior School to 360 giving a combined capacity of 630.

- 3.2. It is proposed that the work at both schools be procured together as one project to achieve best value using the Hampshire Local Construction Framework. It is anticipated that works will commence on site during September 2014 and complete during July 2015 ready for the start of the new academic year.
- 3.3. It is proposed that the contractor will access the site by the main school entrance off Vigo Road shared by Vigo Infants, Vigo Juniors and Norman Gate Schools. The contractor's compound will be located next to the proposed extensions and be accessed through an existing school gate adjacent to Norman Gate School.
- 3.4. No deliveries or movements of contractor 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 any of the three schools.
- 3.5. The school sites 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. This will be afforded particular attention given the shared nature of the existing access arrangement and the 2005 traffic review following a serious accident on the Infant school site.

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	2,146	
Fees	354	
Furniture, Fittings, Equipment and IT (exclusive of fees)		
	2,500	

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Other Resources			
a) Developer's Contribution	2,146	354	2500
Total	2,146	354	2,500

a) *Building Cost:*

Net Cost = £1,913 per m²

Gross Cost = £4,073 per m²

The gross costs are higher than normal because the alteration works and refurbishment works form a significant element of the cost.

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:*

For the provision of all loose furniture, fittings, equipment and IT, an allocation of £73,000 (inclusive of fees) has been made from within the capital allocation for both Vigo Infant and Junior Schools.

c) *School Balances:*

The schools have the following level of balances:

Published revenue balance as at 31 March 2013:

Vigo Infant School £118,780

Vigo Junior School £ 96,470

Devolved capital as at 31 March 2013:

Vigo Infant School £30,603

Vigo Junior School £37,481

4.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees	(b) Other	(a+b) *Net Current Expenditure	(c) Capital Charges	(a+b+c) Total Net Expenditure
	£'000	£'000	£'000	£'000	£'000
Revenue Implications Additional + / Reductions	Nil	Nil	Nil	129	129

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 Infant School building was built in 1960s and is of single storey construction. It is predominantly a system building. Elevations are a combination of facing blockwork, timber cladding and metal windows.
- 6.2. The existing Junior School building was also built in 1960s and is of part single storey and part two storey construction. It is predominantly a system building. An extension to the Junior School was added in the 1980s. Elevations are a combination of facing brickwork, timber cladding and metal windows.
- 6.3. The existing mains services and drainage infrastructure at the shared site will be sufficient to accommodate the project proposals.
- 6.4. 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 expansion works at Vigo Infant School will include:
 - 3 additional classrooms
 - Additional toilet facilities
 - Two additional staff offices
 - Alteration of the existing entrance area to create more space
- 7.2. The expansion works at Vigo Junior School will include:
 - 2 additional classrooms
 - A new library
 - Relocation of the Special Education Needs (SEN) room
 - Relocation of the nurture room
 - Internal remodelling to better utilise the staff room accommodation.

8. The Proposed Building Works

- 8.1. The proposed single storey extensions to both Vigo Infant and Junior Schools are designed to complement the form, character and scale of the original adjoining buildings. Walls will be brickwork with aluminium windows and a metal pitched roof.

9. External Works

- 9.1. The external landscape proposals at Vigo Infant School will include:
 - An accessible path to the main entrance
 - Refurbishment of the existing courtyard
- 9.2. The external landscape proposals at Vigo Junior School will include:
 - New landscaped courtyard shared with the Infant School
 - A new pedestrian entrance from Vigo Road

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 9 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible. These will all be created by reconfiguring the existing shared car park. The car parking area will be segregated from the adjacent pedestrian areas.

11. Planning

- 11.1. A planning application for both schools 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 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 feedback can be seen in overview in Appendix C:

School Governors and Head Teachers
Children's Services
Executive Lead Member for Children's Services
Executive Member for Education
Local County Councillor
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 both Vigo Infant and Junior Schools in Andover, at an estimated total cost of £2,500,000, 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 and are often improved. This is the case at both schools.

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 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 extensions 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, as light fittings 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 along with the use of thermal mass to keep peak temperatures under control.
- Provision of excellent levels of natural ventilation and day lighting to all teaching areas to reduce the need for artificial lighting and mechanical ventilation.
- The use of timber from sustainable sources.
- Inclusion of a photovoltaic array on the roof of the Infant School extension.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Cllr Edgar, Executive 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 Rolt	Local Member for Andover North	19.02.2014	