

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	20 May 2014
Title:	All Saints Church of England Primary School, Winchester
Reference:	5537
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 All Saints Church of England (C of E) Primary School in Winchester, at an estimated total cost of £1,500,000.
- 1.2. This project is required to provide additional pupil places at the school arising in response to increased student numbers in the local area.

2. Scope of Work

- 2.1. It is proposed to construct a 2 classroom extension alongside additional staff facilities and accessible car parking. There is a double temporary classroom on site which will be removed on completion of the works.
- 2.2. It is proposed to permanently expand All Saints C of E Primary School from a 0.7 Form Entry (FE) to a 1 FE school.
- 2.3. 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.
- 2.4. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 8 October 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. The school is a primary school located off St Catherines Road in the area of St Giles, Winchester. The school's capacity is 162 and there are

currently 169 pupils on roll. These proposals will increase the net capacity to 210 places.

- 3.2. It is proposed that the works be procured through Hampshire's Local Construction Framework. It is anticipated that works will commence on site during Summer 2014 and complete during Summer 2015.
- 3.3. It is proposed that the contractor will access the school site by the main school entrance off St Catherines Road. The contractor's compound will be located adjacent to the proposed extension.
- 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	1,288	1,288
Fees	212	212
	*1,500	*1,500

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,288	212	1,500
Total	1,288	212	1,500

a) *Building Cost:*

Net Cost = £1,997 per m²

Gross Cost = £3,911 per m²

Gross costs are above average due to the sloping site and the relatively small footprint area of the extension together with work to the existing building to facilitate the development.

b) *Furniture & Equipment:*

Included in the above is an allocation of approximately £54,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2013: £42,848

Devolved capital as at 31 March 2013: £8,814

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	78	78

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by 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. Consisting of two separate buildings, the upper part of the existing school was constructed at the end of the 19th Century, the other parts were added in the 1960's and the community extension in 1998. The school is a single-storey traditional brick building with a pitched tiled roof.

- 6.2. Currently the school is in two separate buildings. The proposals will connect the school bringing it together into one building improving the environment inside and easing operations.
- 6.3. The existing mains services and drainage infrastructure to the site will be sufficient to accommodate the project proposals. Internal drainage infrastructure will be altered 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 All Saints C of E Primary School will include:
 - 2 new classrooms plus associated area
 - a new reception area and school office
 - a new entrance area and corridor linking the upper and lower school
 - a space to accommodate an accessible lift at a later date if required
 - a new staircase to join the upper and lower school
 - a new headteacher's office
 - a new accessible toilet and First Aid space

8. The Proposed Building

- 8.1. The proposed extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be facing brickwork and timber cladding under a combination of pitched and high performance roofs.

9. External Works

- 9.1. The external landscape proposals at All Saints C of E Primary School will include:
 - a new landscaped space to maintain a level entrance

10. Car Parking

- 10.1. It is noted that Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Member for Environment and Transport on 2 April 2013) state the calculation of additional spaces should be based on the extension only. Policy compliance requires only 3 extra parking spaces (including 1 accessible).
- 10.2. This scheme will provide 12 car parking spaces in total on site. These will reduce the schools current reliance on the adjacent Church car park. The provision of 12 spaces is the maximum amount which can be fitted on this site given the significant existing constraints.

11. Planning

11.1. A planning application was submitted in March 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
Transport & Traffic) External Contractor - WSP

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:

Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Parents
Local Residents
Fire Officer
Access Officer
Planning Department

15. Recommendations

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion of All Saints Church of England (C of E) Primary School in Winchester at an estimated total cost of £1,500,000.

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>
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.)

DocumentLocation

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 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. Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.
- 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 the extension 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 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 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 large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Mans, Executive Lead Member for Children's Services	Portfolio Holder	16.04.14	

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Fiona Mather	Local Member for Winchester Eastgate	16.04.14	