

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	20 May 2014
Title:	Wellington Community Primary School, Aldershot
Reference:	5535
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 provision of Wellington Community Primary School in Aldershot, at an estimated total cost of £2,500,000.
- 1.2. This project is required to amalgamate the current primary school provision into one location onto the former Beaumont Junior School site.

2. Scope of Work

- 2.1. Beaumont Junior and West End Infant schools were recently amalgamated to create a new primary school, Wellington Primary School.
- 2.2. It is proposed to expand the Beaumont Junior School site to accommodate this new whole school provision.
- 2.3. Wellington Community Primary School will become a 2 FE (Form Entry) primary school on a single site.
- 2.4. 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.
- 2.5. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 8 October 2013.
- 2.6. 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 with an existing net capacity of 420 and there are currently 248 pupils on roll.

- 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 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 Alexandra Road. The contractors' compound will be located on site and local health and safety arrangements will be established to ensure segregation between the compound and school itself.
- 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.
- 3.6. A project to construct a temporary Primary Behavioural Support Unit has recently been undertaken on the site. The work to construct the unit was completed in April 2014.

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	2,146
Fees	354	354
	2,500*	2,500*

* 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	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	2,146	354	2,500
Total	2,146	354	2,500

a) *Building Cost:*

Net Cost = £1,967 per m²
 Gross Cost = £2,856 per m²

b) *Furniture & Equipment:*

Included in these figures is an allocation of approximately £131,000 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: £69,167

Devolved capital as at 31 March 2013: £54,677

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	129	129

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. The existing junior school building was built in 1973 and is of single storey construction.

6.2. The existing mains services at the site will be sufficient to accommodate the project proposals. The drainage infrastructure is being upgraded as part of the project.

- 6.3. Alterations to widen the main vehicular entrance gates to the schools will be made as a result of the proposals.

7. Scope of the Project

- 7.1. The expansion works at Wellington Community Primary School will include:
- 6 new classrooms
 - a new multi-purpose community room, including kitchen and associated toilet facilities
 - accessible WC facilities and a plant room

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be brickwork. The classrooms will have pitched roofs linked by circulation with high performance roofs.

9. External Works

- 9.1. The external landscape proposals at Wellington Community Primary School will include:
- landscaped hard play areas
 - a new area of soft and hard landscaping
 - replacement of the existing Multi Use Games Area (MUGA)
 - relocated bandstand and trim trail
 - relocated pedestrian access east of the existing vehicular entrance
 - a new emergency access route created on site to access the hard play area
 - a new scooter and bicycle parking area for pupils

10. Car Parking

- 10.1. The Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Member for Environment and Transport on 2 April 2013) require an additional 20 spaces. This will be provided to give a total capacity of 34 spaces, based on the increase in school staff numbers following the amalgamation.
- 10.2. This scheme will also provide an additional 6 spaces which are to be allocated to the recently installed temporary Primary Behavioural Support Unit as part of a coordinated approach to ensure the unit's staff parking spaces (including 1 accessible) and it's own segregated drop off area are considered.

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)
External Noise Survey) External Contractor (24 Acoustics)

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
Local Residents
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer

15. Recommendations

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent provision of Wellington Community Primary School in Aldershot, at an estimated total cost of £2,500,00.

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 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.
- Acoustic attenuation where required.
- 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.
- 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.
- Inclusion of a photovoltaic array on the roof of the proposed building.

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 Charles Choudhary	Local Member for Aldershot West	16.04.14	