

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	25 July 2014
Title:	Colden Common Primary School, Brambridge
Reference:	5545
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 Colden Common Primary School in Brambridge, Eastleigh, at an estimated total cost of £829,000.
- 1.2. This project is required to provide additional pupil places at the school arising in response to increased student numbers in the local areas.

2. Scope of Work

- 2.1. It is proposed to provide a two classroom extension which will permanently expand Colden Common Primary School from a 280 place school to a 315 place school (1.5FE).
- 2.2. 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.
- 2.3. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 24 July 2014.
- 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. The school is a primary school located in Colden Common just off Upper Moors Road. The school's net capacity is 257 and there are currently 274 pupils on roll. The proposed works will increase the school's capacity to 315 places.
- 3.2. It is proposed that the works be procured through a traditional competitive tender process as part of a programme of school projects to be delivered

by September 2015. 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 will access the school site by the main vehicular school entrance off Upper Moors 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 arrangements will be put in place to manage the health and safety impact to all users.
- 3.6. There will be a temporary classroom installed on site from September 2014 to accommodate pupil demand whilst the works take place. This unit will be secured and segregated from any construction/ project works.

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	712	712
Fees	117	117
	829*	829*

* 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)	712	117	829
Total	712	117	829

a) *Building Cost:*

Net Cost = £1,942 per m²
 Gross Cost = £3,054 per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £45,150 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 2014: £25,960

Devolved capital as at 31 March 2014: £409

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	43	43

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 building is single storey with combination of high performance and pitched roofs. Elevations are a combination of facing brickwork and timber framed windows.

6.2. The existing mains drainage infrastructure is sufficient to accommodate the project proposals.

- 6.3. 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 Colden Common Primary School will include:
- 2 new reception classrooms.
 - The creation of a new flexible group space.
 - The alteration of existing toilet facilities allowing for an internal link to the new classrooms.
 - A covered way linking the main hall with the new classrooms.

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the form, character and scale of the original building to which it adjoins. External walls will be brickwork with pitched roofs and windows to closely match the existing design.

9. External Works

- 9.1. The external landscape proposals at Colden Common Primary School will include:
- The provision of all weather play surfaces.
 - The provision of a dedicated reception play area.

10. Car Parking

- 10.1. There will be car parking added 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).
- 10.2. It is proposed to increase the current parking provision to accommodate the increase in staff numbers at the school. It is planned that there will be 7 car parking spaces provided for staff and visitors and there are currently 2 fully accessible spaces on site.

11. Planning

- 11.1. A planning application was submitted in May 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, Transport and Economy
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:

- Headteacher
- School Governors
- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor
- 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 Colden Common Primary School, Brambridge at an estimated total cost of £829,000.

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> Children's Services Capital Programme 2014/15 to 2016/17	<u>Reference</u> 5444	<u>Date</u> 22 January 2014
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. 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.
- Provision of excellent levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- Strategic placement of extended roof canopies above 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
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder	19.06.2014

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted
Councillor Rob Humby	Local Member for Bishops Waltham	19.06.2014