

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	21 October 2015
<b>Title:</b>	The Linden Education Centre
<b>Reference:</b>	6613
<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 new accommodation to relocate the existing The Linden Education Centre to the soon to be vacated Wellington Community Primary School's Infant building on York Road in Aldershot, at an estimated total cost of £5,500,000.
- 1.2. This project is required to provide teaching accommodation for up to 92 pupils between the ages of 11 and 16 who have been excluded from school or are considered too emotionally vulnerable to attend main stream education. These pupils are educated in small groups of 6-8, with a high staff to pupil ratio in a full range of curriculum subjects.
- 1.3. A consultation exercise has been undertaken with The Linden Education Centre staff and Children's Services to formulate these proposals.
- 1.4. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.

**2. Scope of Work**

- 2.1. It is proposed to significantly remodel, refurbish and extend the existing Victorian school building (formerly infant school accommodation) and to create new landscaped areas and parking for the relocation of the Linden Education Centre.
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 21 January 2015 and this report outlines the available budget from within which the project must be designed and delivered.

### 3. Contextual Information

- 3.1. The Linden Education Centre is currently located on a site behind South Farnborough Infant School off Queens Road in Farnborough. The site is significantly undersized and the only access to Queens Road is through the Infant School car park. The Centre operates from a Victorian building and a group of modular buildings which are now in poor condition. The need for new, purpose designed accommodation has been established to enhance the educational opportunities of the young people who attend.
- 3.2. It is proposed that the new Centre is relocated to the current site of Wellington Community Primary School's infant accommodation on York Road in Aldershot, which is shortly to become vacant. The infants are due to join the rest of the Primary School on their site in Alexander Road in October 2015 following the construction of a new facility.
- 3.3. The environmental strategy will include high level of insulation to the extension and the use of low energy lighting and heating appliances throughout. A Solar Photovoltaic Array is proposed to be sited on one of the existing south facing roofs.
- 3.4. It is proposed that the works be procured through the Southern Construction Framework tender process. It is anticipated that works will commence on site during April 2016 and complete during April 2017.
- 3.5. It is proposed that the contractor will access the school site by the proposed entrance off York Road. The Contractor's compound will be located adjacent to the proposed extension.
- 3.6. No deliveries or movements of vehicles will take place during the morning rush hour to minimise the disruption to local traffic.
- 3.7. The Education Centre will continue to operate on its current site until the works are completed.

### 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	4,721	4,721
Fees	779	779
	5,500*	5,500 *

\* 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:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £'000</b>	<b>Fees £'000</b>	<b>Total Cost £'000</b>
1. From Own Resources			
a) Capital Programme (as above)	4,721	779	5,500
<b>Total</b>	<b>4,721</b>	<b>779</b>	<b>5,500</b>

a) *Building Cost:*

Net Cost = £2,493 per m<sup>2</sup>

Gross Cost = £2,742 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £326,000 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 2015: - £136,256.87 (Deficit)*

*Devolved capital as at 31 March 2015: £20,252.50*

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	0	0	0	303	303

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. Wellington Community Primary School building, York Road, dates from 1898. It is constructed in red brick under steeply pitched tiled roofs and is a key building in the local street scape. It is proposed to retain the existing building and to add additional accommodation to the southern end.
- 6.2. The existing foul drainage capacity will be sufficient to accommodate the project proposals.
- 6.3. Surface water currently discharges on site to existing soakaways. These are not in good condition and it is proposed that new soakaways will be formed on site to provide the necessary capacity for the proposals.
- 6.4. It is proposed to construct a new pedestrian and vehicular access from York Road and at the same time maintain the existing access from Arlington Terrace for staff car parking.

**7. Scope of the Project**

- 7.1. The works at Linden Education Centre will include:
- 7 general classrooms
  - 5 specialist classrooms, including 2 science, food technology, art and a hair and beauty studio
  - External covered area for the construction skills and mechanics classes
  - Dining area
  - Hall
  - Staffroom
  - Offices for the management of the Centre
  - Meeting room
  - Storage
  - Male, Female and Accessible WC accommodation
  - Cleaners' store
  - Plant room

## **8. The Proposed Building**

- 8.1. In the existing building, the room layout will be altered and upgraded to meet the needs of the new pupils. Some non-structural internal walls will be removed and new partitions added. Existing suspended ceilings will be removed, in the most part, to return the internal spaces to their original form.
- 8.2. The proposed extension will be a two-storey building of a form and scale in keeping with the existing building, with steeply pitched tiled roofs and a lower level link, to join with the existing building. The proposed extension will be constructed with red brick external walls and clay tiles will be used to match the existing. The window frames will be colour coated aluminium.
- 8.3. The proposed building extension has been designed to minimise the acoustic impact on the surrounding domestic properties with the classrooms on the east side of the building, facing the park and the external learning areas, where possible, have been located away from neighbouring properties.
- 8.4. The outbuildings to the southern end of the site are to be refurbished to provide covered areas for the teaching of construction and vehicle mechanics skills.

## **9. External Works**

- 9.1. The proposed external learning areas will be overlooked by the classrooms and proposed school accommodation. It will be fenced and will provide seating to create welcoming and pleasant outside spaces.
- 9.2. The retained trees will be protected throughout the period of construction. Where existing trees need removing, alternative planting will take place elsewhere.
- 9.3. A combination of paving materials are proposed; with block paving, sealed gravel and tarmac to provide attractive but durable finishes.
- 9.4. Proposed planting will be low maintenance and mostly evergreen, and provide additional screening to neighbouring properties.
- 9.5. The proposed vehicular entrance area off York Road will provide 25 car parking spaces, 1 accessible parking bay, 1 space for the Centre's mini-bus and an additional 3 drop off spaces outside the main entrance. The existing parking area will be modified to accommodate 7 cars and 1 mini-bus. The proposed number of spaces has been calculated in accordance with HCC On-site Parking Guidelines dated April 2013.
- 9.6. The proposed access and parking layouts have been configured to provide safe and well managed pick-up and drop-off facilities for the Centre.
- 9.7. The approaches to the building and car park areas will be illuminated using high efficiency LED luminaires.
- 9.8. Secure, covered cycle storage for 12 bicycles is proposed adjacent to the main entrance, in good view of the administration offices.

**10. Planning**

10.1. A planning application was submitted in August 2015.

**11. Building Management**

11.1. The existing building management arrangements will remain in place.

**12. Professional Resources**

Architectural	) Culture, Communities & Business Services
Landscape	) Culture, Communities & Business Services
Mechanical and Electrical)	Culture, Communities & Business Services
Drainage	) Economy, Transport and Environment
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Health & Safety Adviser	) Mace

**13. Consultations**

13.1. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix C:

- Linden Education Centre (Centre Manager and senior staff)
- Local residents at an Open Evening on 17 June 2015
- HCC Children's Services
- HCC Development Control Officer
- Rushmoor Borough Council Planners
- HCC Ecologist
- HCC Archaeologist
- HCC Access Officer
- HCC Technical Services Manager
- Hampshire Fire and Rescue Service
- HCC Local Members Cllr Wall and Cllr Choudhary

**14. Recommendations**

14.1. That the Executive Member for Education gives approval to the project proposals for the School, at an estimated total cost of £5,500,000.

14.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the new accommodation project for The Linden Education Centre as outlined in this report.

**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>
Executive Lead Member for Children's Services and Deputy Leader Capital Programme Report  <a href="http://www3.hants.gov.uk/councilmeetings/meetingsummary.htm?date_ID=1421">http://www3.hants.gov.uk/councilmeetings/meetingsummary.htm?date_ID=1421</a>	6174	21.01.2015
<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 arrangements have been considered during the design stages of the project and have been 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, 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.
  - Installation of solar PVs on the south facing roofs.

- Replacement of existing gas-fired boilers and heating systems with gas-fired boilers and more energy efficient systems.
- Energy efficient lighting and heating controls, as each light fitting will be day-light linked with presence 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 good 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 control internal temperatures.
- Strategic placement of solar shading canopies above large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.

**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 Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder	08.10.15	Councillor Mans supports the project.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Choudray	Local Member	01.10.15	No response received from Councillor Choudray at the time of dispatch.
And Councillor Wall	Local Member	01.10.2015	This has my full support and I am delighted to be a Councillor in an authority that, despite the financial pressures, is continuing to invest in facilities for the most vulnerable and needy.