

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	22 October 2014
Title:	Riders Infant and Junior Schools, Havant
Reference:	5566
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 Riders Infant and Junior Schools in Havant, at an estimated total cost of £2,511,000.
- 1.2. This project is required to provide additional pupil places at the schools arising in response to increased student numbers in the local areas.

2. Scope of Work

- 2.1. It is proposed to create a new joint principal entrance between the two schools with a combined general office, shared library, staff room and music and drama space. It is also proposed to create an additional Infant class space and to refurbish a number of the existing classrooms.
- 2.2. The proposals will permanently expand Riders Infant and Junior Schools from 2 Forms of Entry (FE) to 3FE. The original school buildings were built for 3FE in capacity. A number of rooms in the existing buildings are currently being utilised as staff rooms, music and drama spaces and a library. The creation of the new facilities and extensions will enable these rooms to be refurbished and brought back into use as teaching spaces.
- 2.3. Funding for the project, totalling £2,511,000, was approved at the Executive Lead Member for Children's Services Decision Days on 22 January and 25 July 2014.
- 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. Both the existing Riders Infant and Junior Schools are currently operating at 2 FE capacity and are located off Kingsclere Avenue in Leigh Park in Havant. The Infant school's net capacity is 180 and there are currently 197 pupils on roll. The proposals will increase the Infant school's capacity to 270. The Junior school's net capacity is 240 and there are currently 228 pupils on roll. The proposals will increase the Junior school's capacity to 360.
- 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 Spring 2015 and complete during Autumn 2015.
- 3.3. It is proposed that the contractor will access the shared school site by the main school entrance off Kingsclere Avenue. The contractor's compound will be located adjacent to the proposed extension.
- 3.4. At both sites, no deliveries or movement 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 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.

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	2,155	2,155
Fees	356	356
	2,511	2,511

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme	2,155	356	2,511
Total	2,155	356	2,511

a) *Building Cost:*

Net Cost = £1,921 per m²

A high proportion of works are refurbishment hence there is no gross cost figure included.

b) *Furniture & Equipment:*

An allocation of £85,000 (*exclusive of fees*) has been made for the provision of all loose furniture, fittings, equipment and IT from within the capital allocation, being made available for the construction works.

c) *School Balances:*

The schools have the following level of balances:

Published revenue balance as at 31 March 2014:

<i>Riders Infant</i>	£120,459
<i>Riders Junior</i>	£152,498

Devolved capital as at 31 March 2014:

<i>Riders Infant</i>	£ 14,956
<i>Riders Junior</i>	£ 6,610

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	130	130

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 1954 and is single storey with a high performance roof. Elevations are a combination of brickwork and timber cladding.
- 6.2. The existing Junior school building was built in 1954 and is two storey with a pitched roof. Elevations are a combination of facing brickwork and timber cladding.
- 6.3. Both Schools share the same site which is 3.7Ha in size. Vehicular access to the site is via Kingsclere Avenue to the east. There are areas of existing housing to the south and west and an open community space to the north. The existing school buildings and car park are located to the north of the school site and the sports pitch to the south.
- 6.4. The existing mains services and drainage infrastructure at both sites will be sufficient to accommodate the project proposals.
- 6.5. 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 both schools will include:

- Shared entrance
- Infant school classroom
- Reception area
- Administration office
- Library/resources area
- Staff room
- Music and drama space
- Refurbishment of a number of existing classrooms

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the form, character and scale of the original buildings to which it adjoins. External walls will be facing brickwork with a combination of pitched and high performance roofs and aluminium windows.

9. External Works

- 9.1. The external landscape proposals at Riders Infant and Junior Schools will include:
 - A new terrace space with canopies for sheltered outdoor play
 - Barriers and ramps to provide level access
 - An entrance canopy
 - A separate pedestrian access to the Pre-School

10. Car Parking

- 10.1. Parking will be provided in line with the Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Member for Economy, Transport and Environment on 2 April 2013).
- 10.2. There will be 11 new spaces provided on site and 13 additional spaces provided in tandem parking.

11. Planning

- 11.1. A planning application was submitted in July 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) Economy, Transport & Environment
- 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 an overview can be seen 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
- Independent Pre-School consultations

15. Recommendations

- 15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion of Riders Infant and Junior Schools in Havant, at an estimated total cost of £2,511,000.

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>
Executive Lead Member for Children's Services and Deputy Leader – Children's Services Capital Programme 2014/15 update	5800	25 July 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 projects and access arrangements are being 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.

- 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 principal 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 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	23.09.2014

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted
Councillor Liz Fairhurst	Local Member for Bedhampton and Leigh Park	23.09.2014
Councillor Ray Finch	Local Member for Bedhampton and Leigh Park	23.09.2014