

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	3 June 2015
Title:	Brookfield Community School, Sarisbury Green, Fareham
Reference:	6383
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the permanent expansion of Brookfield Community School in Fareham, at an estimated total cost of £1,350,000.
- 1.2. The purpose of this paper is also to obtain construction procurement and spend approval for the project.
- 1.3. This project is required to provide additional pupil places at the school arising in response to increased pupil numbers in the local areas.

2. Scope of Work

- 2.1. The project proposes an extension to the existing Performing Arts Block to provide a new multi purpose teaching space with complementary toilet facilities and storage.
- 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 school is an existing secondary school located on Brook Lane in Sarisbury Green, Fareham.
- 3.2. The school's net capacity is 1,755 and there are currently 1,669 pupils on roll. Upon completion of the works the school will be able to provide 1,800 pupil places.
- 3.3. It is proposed that the works be procured through an appropriate framework or otherwise a traditional tender process. It is anticipated that

works will commence on site during Autumn 2015 and complete during Autumn 2016.

- 3.4. It is proposed that the contractor will access the school site via a temporary entrance from Brookfield Gardens. The contractor's compound will be located adjacent to the proposed extension.
- 3.5. 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.
- 3.6. 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	Capital Programme
	£'000	£'000
Buildings	944	944
Fees	156	156
Total	1,100*	1,100*

* 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)	944	156	1,100
Total	944	156	1,100

It is possible that the project may receive a financial contribution (to the value of £250,000) from the school's own funds. However, this is not a confirmed decision and is subject to such funds being available. This appraisal is requesting approval for the larger scheme should the additional scope and funding be confirmed. The project will be tendered including the additional works.

a) *Building Cost:*

Gross Cost = £2,888 per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £38,000 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 2014: £370,916.46

Devolved capital as at 31 March 2014: £0.13

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	74	74

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 school buildings consist of a variety of construction types reflecting the periods when the school has been extended. These include a traditional brickwork building with a pitched roof at the front of the school site, SCOLA system built blocks and more recent additions towards the playing field side of the school.
- 6.2. The existing mains services and drainage infrastructure at the site will be 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 Brookfield Community School will include:
- An extension to the Performing Arts block to create a new flexible multi-purpose space with retractable seating.
 - New toilet facilities including an accessible facility.
 - New storage space for teaching resources.
- 7.2. It is intended that the new flexible space can be used by the school as a lecture hall for larger classes, for examinations; as an additional small hall or for community use.

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 under a pitched roof with aluminium windows.

9. External Works

- 9.1. The external landscape proposals at Brookfield Community School will include:
- Local adaptations to pathways to accommodate the project proposals.
 - Additional cycle storage (3 spaces) to accommodate the additional pupils.

10. Car Parking

- 10.1. The project does not propose to provide additional car parking provision as the existing car parking is deemed sufficient for needs associated with this extension.

11. Planning

- 11.1. A planning application was submitted in April 2015.

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 and Environment
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services

Construction, Design &) Culture, Communities & Business Services
Management Coordinator

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
- 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 Brookfield Community School, at an estimated total cost of £1,350,000.

15.2. That the Executive Member for Education grants construction procurement and spend approval for the project as outlined in Section 3.3 of this report.

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 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 and doors 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.
- Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.
- The use of timber from sustainable sources.

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

Executive Member & Portfolio	Reason for Consultation
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted
Councillor Sean Woodward	Local Member for Fareham Sarisbury	3 March 2015