

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	3 June 2015
<b>Title:</b>	Great Binfields Primary School, Basingstoke
<b>Reference:</b>	6367
<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 the permanent expansion of Great Binfields Primary School in Basingstoke, at an estimated total cost of £3,840,000.
- 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 permanently expand Great Binfields Primary School from a 1 Form Entry (FE) to a 2 FE school.
- 2.2. The proposed works involve the extension and alteration of the existing school to provide seven new classrooms and associated support spaces. Included within the proposals is an increase in hard play area and the relocation and expansion of the staff car park.
- 2.3. 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.
- 2.4. Additional Children's Services Capital Programme funding of £40,000 has been allocated to the project for the provision and installation of solar panels.
- 2.5. Procurement approval for the project was secured at the Executive Member for Policy and Resources Decision Day on 1 November 2013.

**3. Contextual Information**

- 3.1. The school is a primary school located on Binfields Farm Lane in Basingstoke.

- 3.2. The school's net capacity is 210 although there are currently two temporary classrooms on site which increase the capacity to 270. There are currently 267 pupils on roll. The project expansion will permanently increase the school's capacity to 420 places.
- 3.3. It is proposed that the main works be procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process. There are some advance works proposed to take place over the summer holidays this year and it is proposed that these works be procured through the Local Construction Framework due to their modest scale and type. It is anticipated that the main works will commence on site during Autumn 2015 and complete Autumn 2016.
- 3.4. It is proposed that the contractor will access the school site via the existing main entrance on Binfields Farm Lane. As the contractors' compound will be located on site, local health and safety arrangements will be established to ensure segregation between the contractors' compound and the school.
- 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	3,296	3,262
Fees	544	538
	3,840*	3,800*

\* 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	3,262	538	3,800
b) Solar Panels in Schools – CS Capital Programme	34	6	40
<b>Total</b>	<b>3,296</b>	<b>544</b>	<b>3,840</b>

a) *Building Cost:*

Net Cost = £2,255 per m<sup>2</sup>

Gross Cost = £2,677 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £180,000 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: £145,220.69*

*Devolved capital as at 31 March 2014: £ 35,770.99*

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	nil	nil	nil	211	211

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 was built in 2001 and is single storey with a pitched roof. Elevations are a combination of facing brickwork and timber cladding.
- 6.2. The existing drainage infrastructure at the site will be sufficient to accommodate the project proposals. As part of the project, the mains electrical supply will be updated to accommodate the proposals.
- 6.3. The project proposes to relocate the staff car park to the north of the site and, therefore, the staff vehicular entrance will also be permanently relocated.

**7. Scope of the Project**

- 7.1. The expansion works at Great Binfields Primary School will include:
  - Six new build classrooms
  - Refurbishment and reorganisation of the existing school to provide an additional (seventh) classroom
  - A relocated music/drama suite
  - New shared group spaces
  - A new Learning Resource Centre (LRC)
  - Relocated hygiene room and relocation of caretaker's office
  - Refurbishment to relocate staff room
  - Expansion of the existing kitchen
  - New administration offices and reception
  - New WC facilities

**8. The Proposed Building**

8.1. The proposed single storey extension is designed to match the form, character and scale of the original building which it adjoins. External walls will be brick with timber cladding under a cedar shingle roof.

**9. External Works**

9.1. The external landscape proposals at Great Binfields Primary School will include:

- Expansion of the existing paved central courtyard
- A new Reception and Key Stage 1 play area
- Additional cycle and scooter racks

**10. Car Parking**

10.1. The existing staff car park and vehicular entrance will be relocated to the north of the site. The project will provide an additional 16 spaces which is in line with Hampshire County Councils On-Site School Parking Guidelines. (approved by the Executive Lead Member for Children's Services on 25 March 2013).

**11. Planning**

11.1. A planning application was submitted in March 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 & 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 Great Binfields Primary School at an estimated total cost of £3,840,000.

**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> Children's Services Capital Programme 2015/16 to 2017/18	<u>Reference</u> 6174	<u>Date</u> 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.

- 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 good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- The use of timber from sustainable sources.
- Provision of solar PV panels in line with the County Council's policy for new extensions at schools.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>
Councillor Elaine Still	Local Member for Loddon	10 November 2014