

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	3 June 2015
<b>Title:</b>	Marnel Community Infant and Junior Schools, Basingstoke
<b>Reference:</b>	6378
<b>Report From:</b>	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 Marnel Community Infant and Junior Schools in Basingstoke, at an estimated total cost of £3,650,000.
- 1.2. 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. It is proposed to permanently expand both the Infant and the Junior Schools from 3 Form Entry (FE) to 4 FE as a result of known pupil growth in the catchment.
- 2.2. At the Infant School it is proposed to provide three additional classrooms and an expansion of the kitchen facilities to accommodate the increase in pupil numbers. It is also proposed to provide a new entrance, a relocated community room and resource area.
- 2.3. At the Junior School it is proposed to construct extensions to provide four additional classrooms and two group rooms. The project proposes to create a new staff parking area to serve both schools.
- 2.4. 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.
- 2.5. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day on 24 July 2014.

### 3. Contextual Information

- 3.1. The schools share a site which is located adjacent to Shetland Road, in Basingstoke. The schools are within a residential area and are accessible by car, bicycle or on foot.
- 3.2. The Infant school's net capacity is 270 and there are currently 301 pupils on roll. The project will increase the Infant school's capacity by 90 places providing a total capacity of 360 places.
- 3.3. The Junior school's net capacity is 360 and there are currently 318 pupils on roll. The project will increase the Junior school's capacity by 120 places providing a total capacity of 480 places.
- 3.4. The works have been procured through the South East and London (SEAL) Construction Framework for Major Projects tender process. It is anticipated that works will commence on site during Summer 2015 and complete during Summer 2016.
- 3.5. It is proposed that the contractor will access the schools' site by the main entrance off Shetland Road.
- 3.6. 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.
- 3.7. 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	3,133	2,961
Fees	517	489
Total	3,650*	3,450*

\* 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>
a) Capital Programme (as above)	2,961	489	3,450
b) School Funding Contributions	172	28	200
<b>Total</b>	<b>3,133</b>	<b>517</b>	<b>3,650</b>

a) *Building Cost:*

Net Cost = £2,443 per m<sup>2</sup>

Gross Cost = £2,769 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £80,000 for the provision of 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:*

Marnel Infant: £55,248.73

Marnel Junior: £95,887.54

*Devolved capital as at 31 March 2014:*

Marnel Infant: £2,784.78

Marnel Junior: £651.51

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	201	201

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 single and two storey buildings were built between 1967 and 1969 with a recent extension in 2007. Elevations are a combination of facing brickwork, timber cladding and painted metal windows.

6.2. A new electrical main will be provided to the Infant School as part of the project proposals. Otherwise, the existing mains services and drainage infrastructure at both the Infant and Junior schools will be sufficient to accommodate the project proposals.

6.3. 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 the Infant School will include:

- A new entrance area.
- Conversion of the existing entrance/resource area into one new classroom.
- A new resource area adjacent to the main entrance.
- A new classroom to the south west.
- Conversion of the existing community room into one new classroom.
- A new community room at the entrance to the school.
- Relocation of staff facilities.
- Refurbished and enlarged kitchen facilities.

7.2. The expansion works at the Junior School will include:

- Four new classrooms in two extensions – both will be two storey.
- Two group rooms within one of the extensions.

**8. The Proposed Building**

8.1. The proposed extension works at the schools are designed to complement the form, character and scale of the original buildings which they adjoin. External walls will be facing brickwork with a high performance roof and aluminium windows.

**9. External Works**

- 9.1. The external landscape proposals will include levelling the ground to provide additional external play areas and improve accessibility.

**10. Car Parking**

- 10.1. The additional parking provided as part of the project will be in line with the Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Lead Member for Children's Services on 25 March 2013).
- 10.2. It is proposed to re-locate the staff car park to improve health and safety on the site and provide the requisite number of additional parking spaces.
- 10.3. There will be a total of 13 additional car parking space provided on site, 1 of which will be fully accessible.

**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 and Access Officer  
Planning Department  
Crime Prevention Officer

**15. Recommendations**

- 15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion of Marnel Community Infant and Junior Schools, at an estimated total cost of £3,650,000.

**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>	<u>Reference</u>	<u>Date</u>
<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.)

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, 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.
- 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:**

<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 Jane Frankum	Local Member for Basingstoke North	13 April 2015