

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	3 June 2015
Title:	Oakwood Infant School, Hartney Wintney
Reference:	6380
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 Oakwood Infant School in Hartley Wintney at an estimated total cost of £2,300,000.
- 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. The project proposals will permanently expand Oakwood Infant School from 2 Form Entry (FE) to 3 FE.
- 2.2. It is proposed to construct an extension to provide four new classrooms and associated additional toilet facilities. It is also proposed to convert one existing classroom and adjacent areas into a specialist teaching space, group room and an enlarged staff room.
- 2.3. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 21 January 2015. This project and it's sister extension at Greenfields Junior School received a joint capital sum of £4,500,000. The funding allocation for Oakwood Infant School is £2,300,000.
- 2.4. Procurement approval for the project was secured at the Executive Member for Policy and Resources (EMPR) Decision Day on 24 July 2014.

3. Contextual Information

- 3.1. Oakwood Infant School is located off Church Lane in Hartley Wintney. The school shares a campus with Little Saplings Children's Centre and a nursery.

- 3.2. The school's net capacity is 180 and there are currently 226 pupils on roll. The project will add 90 pupil places which will increase the total overall capacity to 270 places.
- 3.3. It is proposed that the main works be procured through an appropriate framework or otherwise a traditional tender process. It is anticipated that construction work will commence on site during Autumn 2015 and complete during Summer 2016.
- 3.4. It is proposed that the contractor will access the school site by a temporary entrance off St. Johns Road. 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 £'000	Capital Programme £'000
Buildings	1,978	1,978
Fees	322	322
Total	2,300*	2,300*

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,978	322	2,300
Total	1,978	322	2,300

b) *Building Cost:*

Net Cost = £2,625 per m²
 Gross Cost = £2,859 per m²

c) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £89,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

d) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2014: £91,902.88
Devolved capital as at 31 March 2014: £11,061.24

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	131	131

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 building is single storey with predominantly tiled pitched roofs. Elevations are a combination of facing brickwork and painted metal windows.
- 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 Oakwood Infant School will include:

- Four new classrooms
- New toilet facilities
- Conversion of an existing classroom and adjacent areas to create a specialist teaching space, a group room and a staff room

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be facing brickwork and timber clad with tiled pitched roofs and aluminium windows.

9. External Works

- 9.1. The external landscape proposals at Oakwood Infant School will include:

- Additional hard play areas adjacent to new classrooms
- A mixture of grass and shrub planting

10. Car Parking

- 10.1. Existing parking provision is located adjacent to the site. No further car parking provision will be created as part of this project at the request of the school as it would result in the loss of valuable teaching and learning spaces for the children.

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
- Crime Prevention Officer

15. Recommendations

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion of Oakwood Infant School, at an estimated total cost of £2,300,000.

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>
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, 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 as required to south facing windows to assist in the control of solar gain.
- Strategic placement of extended roof canopies above large glazing areas/Reception classrooms to avoid summer time overheating.
- The use of timber from sustainable sources.
- Relocation of solar PV panels in line with the County Council's policy for new extensions at schools.

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 David Simpson	Local Member for Hartley Wintney, Eversley and Yateley West	13 April 2015