

HAMPSHIRE COUNTY COUNCIL**Decision Report**

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| Decision Maker: | Executive Member for Education |
| Date: | 21 October 2015 |
| Title: | Barton Farm Primary School |
| Reference: | 6375 |
| 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 a new 420 place, primary school serving the new Barton Farm development to the north of Winchester, at an estimated total cost of £9,000,000 (including fees). This sum is subject to an inflationary uplift as detailed in paragraph 4.3
- 1.1. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.2. This project is required to provide additional pupil places at the school arising in response to the additional housing development in Winchester.

2. Scope of Work

- 2.1. It is proposed to provide a new 2 Form Entry (FE) primary school to cater for a maximum of 420 pupils aged 4 to 11 years, which will be located within the new Barton Farm residential development to the north of Winchester.
- 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. In response to the provision of 2,000 new homes in the first phases on the Barton Farm residential development site, and in the context of the need for additional primary school places in the area North of Winchester, the provision of a new primary school will be required to meet the growth in pupil numbers. Further housing development is planned and as and when this comes forward the proposed primary school can be extended to meet demand for further school places.

- 3.2. The proposed new primary school is to open as an Academy sponsored by the University of Winchester. This is a statutory requirement of the Department for Education.
- 3.3. The design proposals for the new primary school have been developed in close liaison with the University of Winchester Academy Trust and Winchester City Council.
- 3.4. The University of Winchester Academy Trust has asked that the proposals include a Teacher Development Facility. Although this is illustrated in the scope of the project, its inclusion into the tender and implementation is subject to confirmation of additional funding from the Academy Trust.
- 3.5. The Academy sponsor has provided an additional £400,000 capital funding to enhance the environmental design with the aim of achieving a BREEAM (Building Research Establishment Environmental Assessment Method) Excellent rating.
- 3.6. The works are being procured through the South East and London (SEaL) Construction Framework for Major Projects tender process. Balfour Beatty have been appointed for the pre-construction stage following a mini competition for contractor selection held in Autumn 2014. It is anticipated that works will commence on site during the Summer of 2016 and pupil places will be available the following year in time for the start of the Autumn 2017 term.
- 3.7. Construction access to the school site will be provided by the housing developer. Local management arrangements will be put in place between the developer and school contractor to manage the health and safety impact to all.

4. Finance

4.1. Capital Expenditure:

The Capital Programme Expenditure has already been approved at £8.6m; the following tables outline the breakdown of its distribution across the project:

| Capital Expenditure | Current Estimate | Capital Programme |
|---------------------|------------------|-------------------|
| | £'000 | £'000 |
| Buildings | £7,725 | £7,382 |
| Fees | £1,275 | £1,218 |
| | £9,000* | £8,600* |

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met as shown in the table below and as noted in paragraph 4.3

4.2. Sources of Funding:

| Financial Provision for Total Scheme | Buildings £'000 | Fees £'000 | Total Cost £'000 |
|---|----------------------------|-----------------------|-----------------------------|
| 1. From Own Resources | | | |
| a) Capital Programme | 1,545 | 255 | 1,800 |
| 2. From Other Resources | | | |
| a) Developers Contribution | 5,837 | 963 | 6,800 |
| b) University of Winchester Academy Trust | 343 | 57 | 400 |
| Total | 7,725 | 1,275 | 9,000 |
| Contingency (para 4.3) | | | 450 |
| Total | | | 9,450 |

4.3 The Director of Culture Communities and Business Services will continue to apply downward pressure on costs, as far as practicable, to counter the rising prices currently being experienced in the construction industry. The current estimate is subject to inflationary increases up to the time of tender and concluding a fixed price. The latest assessment of the uplift required is £450,000 including fees. This cost will be funded from provision that has already been identified within the Children's services capital programme to cover inflation. It is proposed that the final amount of additional funding required for inflation will be allocated under officer's delegation up to the maximum limit identified above.

a) *Building Cost:*

Net Cost = £2,172 per m²
Gross Cost = £2,920 per m²

Gross costs are relatively high for a new build school as all the infrastructure to support effective operations are to be in place at completion.

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £500,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

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 | 0 | 0 | 0 | 495 | 495 |

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 proposed new primary school will be located on the new Barton Farm development to the north of Winchester at the heart of the new housing that is currently underway. The new school site will also be located in close proximity to the proposed retail and community facilities and be a focus of the Local Centre.

6.2. The new school site will be 1.8 hectares in size on what is currently a gently sloping field. A footpath and mature line of trees is situated to the south of the proposed site.

6.3. The site has previously been cultivated as farming land before being purchased by its present owner. It is now being cleared by the developer in preparation for transfer to Hampshire County Council. These arrangements are being undertaken as part of the developer's obligations arising from the Section 106 Agreement.

6.4. The developer will also be providing all of the necessary temporary and permanent services; safe and appropriate vehicular and pedestrian access from the wider development; off site parking; pick-up and drop-off provision and drainage infrastructure to the site boundary.

6.5. The main pedestrian access to the proposed school will be from the western boundary adjacent to the proposed local centre. A covered waiting area is proposed at the entrance to the new school building. Drop off and collection for pupils will be via the main external play areas. These areas will be accessed by gates that will be managed by the school.

6.6. Vehicular access for staff and day-to-day servicing / deliveries is from the western boundary.

- 6.7. The school building and site have been designed to be fully accessible for all staff, pupils and visitors, and a level approach will be provided to the main entrance and from all exit doors.

7. Scope of the Project

- 7.1. The proposed works at Barton Farm School will include:

- 14 classrooms
- Shared group spaces
- Staffroom and staff workspace
- Administration offices
- Pupil and staff toilets
- Accessible toilets and a hygiene room
- Kitchen
- Other support facilities include plant room, storage and caretaker's room.
- Specialist and Practical classroom

- 7.2. The school will also provide the following accommodation for extended use by the community:

- Main hall
- Music and drama studio (connected to main hall)
- Discovery point (library and ICT learning resource centre)
- Toilets (including two fully accessible WC's)

8. The Proposed Building

- 8.1. The key concept in the development of the local centre and school design has been the provision of a school with a welcoming and open community focus. From the street, the main entrance is accessed via a public square central to the residential development, referred to as 'The Place.'
- 8.2. The main hall is placed at the front of the school, and has been designed for a number of different roles acting as a dining hall, performance space, gymnasium and place of assembly. It is proposed that it be made available for community and extended use with associated facilities and toilets immediately adjacent.
- 8.3. The specialist and practical classroom has been configured to offer dual use as a refreshment point for the community and potential breakfast and after school clubs. The music and drama space has also been linked to the hall to maximise its flexibility.
- 8.4. The two classroom wings are single-storey and configured around courtyards with resource and shared areas adjacent.

- 8.5. The proposed new school is finished externally in a combination of timber boarding and metal cladding panels under pitched roofs. External canopies are proposed to provide shade to the elevations and play areas.
- 8.6. A single-storey teacher development facility is included in the plans. This proposed additional facility will be of a scale and character to match the school.
- 8.7. External lighting will provide safe access and emergency escape routes during hours of darkness.

9. External Works

- 9.1. The external landscape proposals at Barton Farm School will include:
 - A fully accessible natural grass playing field to the north of the site to allow for organised team sports.
 - A multi-use games area (MUGA) for formal games activity and other skills.
 - Hard surfaces adjacent to classrooms to encourage informal play and outdoor learning.
 - Soft landscaped areas and courtyards for informal play and social development.
 - Habitat areas at the heart of the school for outdoor teaching and learning.
- 9.2. The early years' classes will benefit from a separate enclosed outdoor area which can be further developed by the school for outdoor learning and play.
- 9.3. A public and welcoming plaza will be provided at the front of the school to allow parents to congregate at the start and end of the school day, and to allow members of the public to access parts of the school out of hours without compromising school security.
- 9.4. Covered cycle storage will be provided for staff and pupils in-line with Hampshire County Council's guidelines.
- 9.5. An enclosed bin store will be provided to the north of the school for ease of access by staff and for refuse collection.
- 9.6. The grounds will be fenced and planted with trees and shrubs to enhance the site's security, offer shade and shelter for children, create a variety of habitats, and to reflect the wider landscape setting of Barton Farm.

10. Car Parking

- 10.1. There will be 41 car parking spaces provided of which 3 will be accessible. This is 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). The layout of the car park provides ample room for vehicle manoeuvres and is separated from the pedestrian and pupil access to keep vehicle movements away from pedestrians.

11. Planning

11.1. A planning application was submitted in August 2015.

12. Building Management

12.1. The University of Winchester Academy Trust has requested an enhanced Building Management System (BMS) and this enhancement is to be funded directly by the Trust.

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 |
| Health & Safety Adviser |) 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:

School Academy – University of Winchester Academy Trust
Children’s Services
Executive Lead Member for Children’s Services
Local County Councillor
Winchester City Council
Local Residents
Local Schools
Members of Barton Farm Forum
Fire Officer
Access Officer
Planning Department (HCC and Winchester City Council)
Crime Prevention Officer
Hampshire Fire and Rescue Service

15. Recommendations

15.1. The project proposals for the a new 420 place, primary school within the Barton Farm Major Development Area to the north of Winchester, at an estimated total cost of £9,000,000 (including fees) be approved.

15.2. That the proposals in paragraph 4.3 for the application of inflation up to £ 450,000 (including fees) be approved.

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> http://www3.hants.gov.uk/councilmeetings/advsear chmeetings/meetingsitemdocuments.htm?sta=&pr ef=Y&item_ID=6174&tab=2&co=&confidential= | <u>Reference</u> 6174 | <u>Date</u> 21.01.2015 |
| 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 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:
 - 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:
 - The project is targeting enhanced environmental features and performance to achieve a BREEAM Excellent rating.
 - PV's on south-facing roofs producing a minimum of 10% of the buildings energy use from a renewable energy source.

- A highly insulated building envelope 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, east and west facing windows to assist in the control of solar gain.
- Strategic placement of extended roof canopies or solar shading above large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.
- BMS controlled systems and SMART meters to support efficient energy use and monitoring.
- Surface water is disposed through a mixture of porous surfaces, porous sub-bases and swales.
- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system.

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

| Executive Member & Portfolio | Reason for Consultation | Date Consulted | Response: |
|---|--------------------------------|-----------------------|---------------------------------------|
| Councillor Keith Mans Executive Lead Member for Children's Services | Portfolio Holder | 08.10.15 | Councillor Mans supports the project. |

OTHER FORMAL CONSULTEES:

| Member/ Councillor | Reason for Consultation | Date Consulted | Response: |
|---------------------------------|--------------------------------|-----------------------|--|
| Councillor Mrs Jackie Porter | Local Member | 01.10.15 | Councillor Porter has given her full support for the project and has requested that HCC officers liaise with the Local Planning Authority to ensure that the cycle network is as good as possible. |