

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	21 October 2015
Title:	Whitehill and Bordon Future Skills Centre
Reference:	6887
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 construction of a new Future Skills Centre in the Whitehill and Bordon's Louisburg Barracks redevelopment area at an estimated total cost of £3,950,000. The County Council is making a £250,000 capital contribution with the principal funder being the Enterprise M3 LEP. The Future Skills Centre is intended to assist in the regeneration of the local and regional economy, to support local people to access employment opportunities created during the construction phases of the regeneration and, thereafter, the future skills requirements of the local community and employers.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.3. This project will offer a range of construction and other training facilities as well as conference and similar amenities to serve the local community.
- 1.4. The Centre is to be developed as the first phase of an 'Excellence Campus' vision, with possible future developments focused on enterprise and professional development. Hampshire County Council (HCC) will own the facility, commissioning delivery provider(s) and operator(s) to provide a high skills, enterprise and professional development curriculum offer.

2. Scope of Work

- 2.1. It is proposed to build a new single-storey Construction and Future Skills Centre comprising 3 general teaching classrooms; 3 specialist workshop spaces; a concourse incorporating drop-in, IT, vending and informal learning; staff and ancillary accommodation; external storage and parking for around 40 cars (including 2 accessible bays), motorcycles and cycle stores. Service area(s) for lorry deliveries and storage of materials and refuse will also be provided.

- 2.2. The County Council has secured an award of £3.7m through the Local Growth Fund (LGF) Grant from the Enterprise M3 Local Enterprise Partnership's Board (LEP) and a financial contribution of £0.25m has been provided by the County Council.
- 2.3. A business case was submitted to the Enterprise M3 LEP at the end of 2014 and funding granted by the Enterprise M3 LEP on 25 March 2015. An agreement between Hampshire County Council and the Enterprise M3 LEP was signed by the Director of Children's Services on 21 July 2015 confirming their funding contribution of £ 3.7m to the project.
- 2.4. Funding for the project was approved at the Executive Lead Member of Children's Services Decision Day on 16 September 2015 and this report outlines the available budget from within which the project must be designed and delivered. Approval to commence pre-construction procurement and to submit a planning application was given by the Executive Lead Member on 20 August following an officer decision allowing commitment of up to £100K. This was required to meet the LEP funding timescales of occupation for spring 2017.
- 2.5. The Future Skills Centre will have a core curriculum offer focused on Construction and skills for the Built Environment. This is to reflect the immediate and medium term skills need within the area related to the redevelopment of the town, and associated employment opportunities being created. Specific programmes to be offered will reflect the needs of local employers, Inc. the appointed developers with whom we are in dialogue, and will likely include Carpentry & Joinery, Painting & Decorating, Brick & Block Work, Electrical and Plumbing. The County Council is also working with the sector skills council, Construction Industry Training Board (CITB), to scope out the areas of demand, identifying where there are gaps in provision and capacity within the travel-to-learn area.
- 2.6. The Future Skills Centre will be promoted as a resource for the wider community and host a full Adult & Community Learning offer. The specific programme design will be determined by local need but include family learning, literacy, numeracy, ICT & digital technologies, and employability. Much of the provision will be fully funded via the County Council's Skills funding Agency (SFA) allocation. The viability of a fee-based leisure learning offer is to be explored. Professional venue space is also to be offered on a fees basis.
- 2.7. The centre has a flexible design to allow for adaption of the facility to meet future skills priorities. Operational from Spring 2017, the centre will have three multi-use workshops, flexible teaching, conference and meeting spaces, and ICT facilities including Wi-Fi. The building has been modelled for a maximum student capacity of 272 FTE (146,000 guided learning hours p.a.). Group sizes are modelled on an average of 12 learner. The business case has been modelled on 50-100% utilisation of the centre (learner numbers and associated revenue) and shows a contribution at the lower level.

- 2.8. Accredited programmes will be offered at Levels 1 (introductory) to 3 (advanced) with an emphasis on work-based learning pathways – Traineeships and Apprenticeships. A sector-specific professional development programmes will also be developed to support upskilling of those already within the sector.
- 2.9. Two main curriculum delivery options are being explored. The first is to appoint a preferred provider(s), likely a local FE college or Independent Training Provider who have their own Education Funding Agency (EFA) and Skills Funding Agency (SFA) revenue contracts. Alternatively, the County Council's Hampshire Futures service will extend its current direct delivery offer, also funded from annual EFA and SFA revenue contracts. However, a third option, and the most likely, is a mix of direct and partner delivery, each specialising in areas of expertise and capacity.

3. Contextual Information

- 3.1. The site for the proposed Future Skills Centre is located within the former Louisburg Barracks, approximately one mile to the north of Bordon town centre and some 200m west of the A325 which links Bordon with Farnham and Aldershot to the north and Petersfield to the south. This is one part of a master plan to extend and regenerate the town following the departure of the Army training facilities as a result of a national review by the Ministry of Defence. The County Council is actively involved in the provision of new infrastructure, including highways and education provisions.
- 3.2. Consent to purchase the Freehold of the Future Skills Centre land was given via a Scheduled Routine Transaction (Exempt report) at Executive Member Policy and Resources on 23 July 2015. Subsequently, the size and price of the land have been amended and the Homes and Communities Agency now require the County Council to enter into a building agreement/lease with freehold transferring on completion of works/utility delivery. HCC Legal Services have advised the requirement of an additional consent and this was considered as a scheduled item to Executive Member Policy and Resources on 23 September 2015.
- 3.3. It is proposed that the works be procured on a Design and Build basis through the HCC Intermediate Construction Framework tender process. Pre construction activities to select a contractor commenced in September 2015. It is anticipated that a contract will be awarded in November 2015 and works will start on site early in 2016 to secure completion for occupation in Spring 2017. This delivery mechanism is similar to the recent successful Skills Centre (CEMAST) constructed at Daedalus in Fareham also designed and delivered through HCC Construction Framework and Management arrangements.
- 3.4. It is proposed that vehicular access into the site will be from a roundabout off the new Relief Road. From this point, a spur will allow the access road to be extended northwards to service the employment zone, with a further spur allowing entry to the Future Skills Centre site from the north. The new access road is to be provided by the Homes and Communities Agency (HCA).

3.5. A detailed transport assessment and statement have been undertaken by HCC's Engineering Consultancy to support the highway and access requirements of these proposals.

4. Finance

4.1. Capital Expenditure:

Approval of the Capital Expenditure is being sought in this respect; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	3,391	3,391
Fees	559	559
	3,950*	3,950*

* 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)	215	35	250
2. From Other Resources			
a) M3 LEP Grant	3,176	524	3,700
Total	3,391	559	3,950

Building Cost:

Net Cost = £1,831 per m²

Gross Cost = £2,405 per m²

Furniture & Equipment:

Included in the above figures is an allocation of approximately £215,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

4.3. Revenue Issues:

The primary revenue sources for the centre are the Education Funding Agency (EFA) and the Skills Funding Agency (SFA) revenue contracts for the delivery of 16-18 and adult education and training.

In relation to the 16 to 18 provision, and using the numbers referred to in paragraph 2.7, the net revenue position is estimated as follows:

	Capacity	
	100%	50%
	£000	£000
Expenditure	963	581
Income	1,273	636
Net income	(310)	(55)

This is modelled on delivery by teachers only. In reality, elements of the curriculum will be delivered by instructors at a lower unit cost. It includes 1FTE Centre Manager and 2 FTE Business Support Assistants.

These figures assume that the class sizes and teacher ratios can fully adapt to the learner numbers. This may not always be possible and, therefore, the net income at 50% could be slightly lower.

For young people's provision, EFA funding increases (or decreases) on a 'lagged learner numbers' basis, meaning that funding is normally allocated a year in arrears, which could result in a net cost in year one. However, Hampshire Futures will be seeking to increase 16-18 funds on this basis in 2015/16 and 2016/17 to support 'year 1' delivery. For Apprenticeships delivery, Government has committed to funding 3 million additional Apprenticeships, in part via the new Employer Apprenticeships Levy. There is an in-year growth mechanism for this provision, subject to an SFA agreed business plan.

There is capacity within the County Council's Adult & Community Learning revenue allocation from the SFA (£1.8m p.a.) to support provision at Bordon with limited or no displacement of provision in other districts. Other income will be generated from fees and venue rental.

The County Council will also be applying for three-year project funding (ESIF) from the Enterprise M3 LEP in 2015/16 to support the development of the curriculum offer, student recruitment and promotion in 'year 1' of the centre being operational. This is a competitive process.

4.4 Energy Consumption:

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations. The proposal is designed to meet a BREEAM Excellent target – a nationally recognised benchmark for environmental design.

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.
- 5.2 Risk associated with the centre's operation and curriculum delivery have been identified as;
- (a) Funding – a reduction, or removal, of funding by government, and a failure to secure initial project funding to support curriculum development in 'year 1' of delivery. This is mitigated by focusing on priority programmes supported by government.
 - (b) Recruitment of students – failure to recruit sufficient students to support the business plan, or the profile of learner to generate sufficient funding. This is mitigated through effective employer engagement, ensuring the offer links to employment opportunities.
 - (c) Recruitment of staff – failure to recruit staff to deliver specialist curriculum. This is mitigated through efforts to secure a partner provider(s) and, for direct delivery by the County Council, the capacity of the existing Hampshire Futures service.
 - (d) Sustainability – the sustainability of the centre following the redevelopment of the town. This is mitigated by the flexible design of the building which allows it to be easily adapted to support other curriculum delivery.
 - (e) Capacity – that the building has insufficient capacity to meet demand beyond 272 FTE students. This is mitigated through the County Council's Youth Investment Programme and collaboration with other providers.

6. Details of site and existing Infrastructure

- 6.1. The proposed site identified for the Future Skills Centre (excluding the access road) comprises an area of 0.46 hectares (1.14 acres), with a mix of amenity grassland and woodland areas. It is being purchased from the HCA by way of a building agreement with freehold transfer to the County following completion of building works/utility provision for the sum of £540,000.
- 6.2. The site slopes from northeast to southwest with a maximum level difference of 2.3m.
- 6.3. Separate foul and surface water drainage systems are proposed with connections to be made to the overall development drainage system at the boundary. The existing mains services and drainage infrastructure to the site will be sufficient to accommodate the project proposals.

- 6.4. The proposed surface water drainage system will incorporate Sustainable Urban Drainage Systems (SUDS) including attenuation facilities to control discharge into the local infrastructure. Use will also be made of the soakaway capacity on the site.

7. Scope of the Project

- 7.1. The proposals for the Future Skills Centre include the following spaces:
 - General Teaching: Rooms used mostly for timetables teaching purposes and which are not subject-specific.
 - Specialist Teaching: Timetabled spaces which are generally subject or activity specific.
 - Shared/Resources: Shared facilities which are mostly used on an open-access basis.
 - Non-Teaching: Administrative, social and support facilities.
 - Balance Areas: Circulation, plant and other non-usable areas.

8. The Proposed Building

- 8.1. The building is proposed to be a landmark building within the development area. It is proposed to be single-storey with large volume general teaching workshop and classrooms accessed off a welcoming glazed internal street with social areas to the frontage.
- 8.2. The proposed building will be of steel framed construction with concrete floors. The roof will be a high performance roofing system.
- 8.3. Windows will be a double-glazed aluminium, incorporating opening lights for ventilation. The external glazing will have solar control glass and the northlight roof glazing will incorporate diffuse glass for glare control.
- 8.4. The external walls will comprise metal insulated composite panels.

9. External Works

- 9.1. The external landscape proposals at the Future Skills Centre will include:
 - Landscaping along the road frontage comprising a grass verge with specimen trees to complement and enhance the building's frontage. Using the same native species as the adjacent Relief Road proposal, it will tie in the project with its surroundings.
 - The car park is to be enclosed by a native hedge, together with two specimen native trees to soften the visual impact of the car parking.
 - The external space to the rear and side of the building will be enclosed by fencing. The space has been designed as an open meadow space with native woodland planting to create a nature area and an informal space for recreation by the building users.

10. Car Parking

- 10.1. It is proposed to create 40 car parking spaces for visitors, students and staff, including 2 bays for disabled drivers. In addition, a motor-cycle parking area will be provided with 7 bays and covered cycle stores with a capacity for 20 cycles.

11. Planning

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

12. Building Management

- 12.1. The new building management regime will be developed with the provider when appointed in due course.

13. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Economy, Transport and Environment
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
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:

Homes and Communities Agency (HCA)
Construction Industry Training Board (CITB)
Aecom (Masterplanner for the Outline Planning Application)
Barrett Homes (the selected residential development partner)
Defence and Infrastructure Organisation (DIO)
East Hampshire District Council (EHDC)
Hampshire County Council's ETE Engineering Consultancy (relating to the Relief Road)
Turner & Townsend (relating to programme and utilities)
Local County Councillor
East Hants District Council (Development Control)
Fire Officer
Access Officer
Planning Department
Hampshire Constabulary's Crime Prevention Design Advisor

15. Recommendations

- 15.1. That the Executive Member for Education gives approval to the project proposals for the Whitehill and Bordon Future Skills Centre, at an estimated total cost of £3,950,000.
- 15.2. The funding of £250,000 from the Children's Services Capital Programme is supported in addition to the principal funding of £3,700,000 from the Enterprise M3 LEP to facilitate the delivery of this innovative project.
- 15.3. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with 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 detection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Limited 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 daylight 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 control glass will be installed to south facing windows to reduce heat gain.

Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.

Strategic placement of solar shading over large glazing areas to avoid summer time overheating.

Solar Photovoltaic panels to generate electricity.

The use of timber from sustainable sources.

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 Adam Carew	Local Member	01.08.15	Councillor Carew supports the project.