

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	18 March 2016
Title:	East Anton South Primary School, Andover
Reference:	7257
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 2 Form Entry (2FE) 420 place primary school serving the area of East Anton South in Andover, at an estimated total cost of £9.5m.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.

2. Scope of Work

- 2.1. It is proposed to provide a new single storey 2 FE primary school with associated car parking and external works to cater for a maximum of 420 pupils aged 4-11 years which will be located on land to the south of Smannell Road, Andover.
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 20 January 2016 and this report outlines the available budget from within which the project must be designed and delivered.

3. Contextual Information

- 3.1. East Anton South Primary School will be located at Augusta Park, to the north east of Andover. The school's net capacity will be 420 pupils with a planned admission number of 60 at year R.
- 3.2. The school is being provided in response to the total provision of 2850 new homes across the wider development of East Anton and is to serve the housing to the south of this development site. The provision of a new primary school is required to meet the growth in pupil numbers. Further housing development is planned and as and when this comes forward the proposed primary school has been designed to be extended to 3 Forms of Entry (3FE), to meet this future demand for school places.

- 3.3. The proposed new primary school is to open as an Academy. This is a statutory requirement of the Department for Education. The Council will consider interest from Free School sponsors to run the academy in line with other new school establishments. The setting up of a free school is a matter for the DfE to evaluate. The County Council will be the delivery agent for the building as part of any free school or academy process.
- 3.4. The works are being procured through the Southern Construction Framework for major projects tender process. Willmott Dixon Construction have been appointed as contractor for the pre-construction stage following a mini competition held in the Autumn 2015. It is anticipated that works will commence on site during Autumn 2016 and complete during Winter 2017.
- 3.5. It is proposed that the contractor will gain access from Smannell Road and a temporary haul road provided by the developer of the wider residential development which will lead to the school site. The contractor's compound will be located adjacent to the construction site. Local management arrangements will be put in place between the residential developer and the contractor to manage the health and safety for all.
- 3.6. It is planned for the school to be completed in phases allowing for part of the school to be occupied and operational from Autumn 2017. After which the school site will be in use during the final phase of the construction period and local management arrangements will be put in place to manage the health and safety of all school site users.
- 3.7. From Autumn 2017 no construction deliveries or movements of contractors' 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.

4. Finance

4.1. Capital Expenditure:

Capital Programme Expenditure has already been approved at £ 9.5m; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	8,155	8,155
Fees	1,345	1,345
	9,500*	9,500 *

*The means by which the Current Estimate and the Capital Programme allocation are to be reconciled is shown in the table 4.2 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 (as above)	2,927	483	3,410
2. From Other Resources			
a) Developers Contributions	5,227	863	6,090
Total	8,154	1,346	9,500
Contingency (para 4.3)			725
Total			10,225

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 due to inflation and the shortage of capacity and resources. The current estimate is subject to inflationary increases up to the time of financial close and concluding a fixed price. The latest assessment of the uplift required is £725,000 including fees. This cost will be funded from provision that has already been identified within the Children's Services capital programme to allow for 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. The capital charges are based on the maximum provision.

a) *Building Cost:*

Net Cost = £2,270 per m²
Gross Cost = £3,400 per m²

NB: There is infrastructure included into the 2FE school provision to enable the subsequent extension to 3FE.

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £495,000 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 2015: n/a – New School

Devolved Capital as at 31 March 2015: n/a – New School

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	562	562

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 green field site lies within the southern half of the East Anton Major Residential Development Area (MDA) which is located to the East of Icknield Way to the North East of Andover.
- 6.2. The new school site is located at the heart of the new housing development area and in close proximity to the proposed local centre with retail and other community facilities.
- 6.3. 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.
- 6.4. The main pedestrian access to the proposed school will be from the northern boundary adjacent to the proposed local centre. A waiting area is proposed adjacent to 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.
- 6.5. Vehicular access for staff and day-to-day servicing / deliveries is from the northern boundary and adjacent to the school building.
- 6.6. 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.

- 6.7. The mains services and drainage infrastructure, provided by the developer at the site, will be sufficient to accommodate the project proposals and has been sized to enable the future expansion of the school to 3FE.

7. Scope of the Project

- 7.1. The proposed works at East Anton South Primary 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 a fully accessible WC's)

8. The Proposed Building

- 8.1. The school and local centre have been designed to be integrated into the new development. The building will be inviting and provide a focus for the new community to enjoy and use.
- 8.2. The main hall is placed at the front of the school, and has been designed for a number of different uses as a multi purpose space for dining, performance, physical education and assembly. It is proposed that it be made available for community and extended use with associated facilities and toilets immediately adjacent. The music and drama studio has also been linked to the hall to maximise its flexibility and use of space.
- 8.3. The two classroom wings are single-storey and configured around courtyards with resource and shared external play areas adjacent.
- 8.4. The proposed single storey building is designed to have pitched metal covered roofs and external walls clad in brickwork and timber and aluminium powder coated windows. External canopies are proposed to provide shade and shelter to the classroom external areas.
- 8.5. External lighting will provide safe access and emergency escape routes during hours of darkness.

9. External Works

9.1. The external landscape proposals at East Anton South Primary School will include:

- A fully accessible natural grass playing field to the east 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 external entrance area 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 east 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 the wider development.

9.7 The external landscape proposal includes for adjusting the site contours and readying the site for future expansion from a 2FE to a 3FE school.

10. Car Parking

10.1. The project will provide car parking on the school site which 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). There will be 39 car parking spaces provided for staff and visitors, 2 of which will be fully accessible. The layout of the parking areas is separate from the pedestrian and pupil areas to keep vehicular movements away from pedestrians.

11. Planning

11.1. A planning application was submitted in February 2016.

12. Professional Resources

Architectural	) Culture, Communities & Business Services
Interiors	) Culture, Communities & Business Services
Landscape	) Culture, Communities & Business Services
Mechanical and Electrical	) Culture, Communities & Business Services
Drainage	) Economy, Transport and Environment
Civil Engineering	) Economy, Transport and Environment
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Construction, Design & Management Coordinator	) Culture, Communities & Business Services
Public Health Engineer	) Culture, Communities & Business Services

13. Consultations

- 13.1. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix C:

- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillors
- Local Residents
- Fire Officer
- Access Officer
- Planning Departments HCC and TVBC

14. Recommendations

- 14.1. That the Executive Member for Education gives approval to the project proposals for the new 2 Form Entry (2FE) 420 place primary school serving the area of East Anton South in Andover, at an estimated total cost of £9.5m.
- 14.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 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> Children's Services Capital Programme 2016/17 to 2018/19	<u>Reference</u> 6697	<u>Date</u> 20 January 2016
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. 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.
- 3.2. 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.
- 3.3. The project proposals include the following fire safety and enhanced features:
 - a) Additional automatic fire protection, with full (24/7) remote monitoring.
 - b) External finishes specified as fire resistant.
 - c) Reduced fire compartment sizes.
 - d) 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) A highly insulated building envelope including high performance windows, doors and roof lights to reduce energy consumption.
 - b) A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
 - c) Energy efficient lighting and heating controls, light fittings will be day-light linked with absence detection to ensure the minimum energy is used.

- d) 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.
- e) Low water-consumption sanitary installations.
- f) High levels of thermal mass will be combined with natural ventilation to main spaces with night-time cooling strategy.
- g) Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- h) Solar controlled glass will be installed to selected windows to assist in the control of solar gain.
- i) Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
- j) The use of timber from sustainable sources.
- k) In line with HCC policy the building will include appropriately sized Photovoltaic Solar Panels.
- l) SMART meters to support efficient energy use and monitoring.
- m) Surface water is disposed through a mixture of porous surfaces, porous sub-bases and swales.
- n) 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		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Timothy Rolt	Local Member for Andover North	24 February 2016	The Local Member was consulted and no response was received prior to despatch of the final papers.