

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	25 May 2016
<b>Title:</b>	King's Furlong Infant School and Nursery and Kings Furlong Junior School
<b>Reference:</b>	7452
<b>Report From:</b>	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 King's Furlong Infant School and Nursery and Kings Furlong Junior School in Basingstoke, at an estimated total cost of £4,828,000.
- 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 is required to provide additional pupil places at the school due to an increase in primary school age children in the local area and additional places at the existing nursery provision.

**2. Scope of Work**

- 2.1. It is proposed to construct a new teaching block to King's Furlong Infant School and Nursery to provide 3 new classrooms and to relocate and enlarge the nursery with associated WC's and staff areas.
- 2.2. It is also proposed to construct a new teaching block to Kings Furlong Junior School to provide 4 new classrooms, a new music drama room and associated WC's and staff areas.
- 2.3. The proposals will provide new accommodation to enable the increase in the Infant School capacity from 210 to 270 places and the Junior school capacity from 2 Forms of Entry (FE) to 3FE school. Proposals will also provide new accommodation for an increase in the nursery's capacity from 28 to 40 places. This will bring the total number of pupil spaces across the combined schools to 670 children aged from 2 – 11 years old.
- 2.4. 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. King's Furlong Infant and Nursery School and Kings Furlong Junior School are located off Upper Chestnut Drive in Basingstoke. The combined schools' net capacity is 508 and there are currently 506 pupils on roll. 60 of the pupils are currently based in temporary accommodation which will increase to 90 in September 2016.
- 3.2. It is proposed that the works be procured through the Intermediate Construction Framework. It is anticipated that works will commence on site during Summer 2016 and complete during Winter 2017.
- 3.3. For the initial enabling works it is proposed the contractor will access the school site from Upper and Lower Chestnut Drive. For the main works it is proposed that the contractor will access the school site from the main school entrance off Upper Chestnut Drive. It is proposed to locate the contractor's compound for the main works immediately inside the school entrance to Upper Chestnut Drive. There is requirement for car park enabling works which will be accessed from both Lower and Upper Chestnut Drive.
- 3.4. 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.
- 3.5. 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	4,144	4,144
Fees	684	684
<b>Total</b>	<b>4,828*</b>	<b>4,828 *</b>

\* 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>
1. From Own Resources			
a) Capital Programme (as above)	3,925	648	4,573
b) School	0	0	0
2. From Other Resources	0	0	0
a) Developer's Contribution	219	36	255
<b>Total</b>	<b>4,144</b>	<b>684</b>	<b>4,828</b>
Contingency (para 4.3)	206	41	247
<b>Total</b>	<b>4,350</b>	<b>725</b>	<b>5,075</b>

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 £247,000 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 = £2,753per m<sup>2</sup>

Gross Cost = £4,775per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £295,000 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 2015: Kings Furlong  
 Infant and Nursery £115,209.44  
 Kings Furlong Junior £19,369.10

Devolved capital as at 31 March 2015: Kings Furlong Infant and Nursery  
 £40,036.12  
 Kings Furlong Junior £5,254.90

#### 4.4 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	279	279

##### 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 Infant School was built in 1971 as a SCOLA system built construction. A temporary building was added in 1989 and in 2015 a further double temporary building was installed to the Infant School. A planning application was submitted in March 2016 for a temporary to provide nursery accommodation and a single classroom for the Infant School which will be removed on completion of the works.

6.2. The existing Junior School was built in 1967 as a SCOLA system built construction of two storeys. An extension of traditional construction was added in 2003 and a staff room added in 2006. A modular building was added in 2013 to serve as two group rooms for the Junior School. This will be removed on completion of works.

6.3. The mains services and drainage infrastructure to the site will be sufficient to accommodate the project proposals. An upgrade to the mains gas, electricity and water supply within the site will be undertaken. It is

proposed to divert the existing sewer within the site to allow for the construction of the new Infant School block.

## **7. Scope of the Project**

- 7.1. The expansion works at King's Furlong Infant School and Nursery and Kings Furlong Junior School will include:
- Three new Year Reception classrooms and enlarged nursery with associated group areas, toilets and staff areas.
  - A new external play area for the nursery.
  - Internal refurbishment of part of the Infant School to provide additional staff space and a new kitchen and servery in the location of the existing Nursery. Existing storage in the school hall will be relocated, to provide a larger hall area.
  - Construction of four new classrooms and a music/drama room with associated toilets and group areas for the Junior School. The creation of two new play areas between the new teaching blocks.
  - The existing Infant and Junior school car parks will be relocated to a new single car park to the south west corner of the site enabling a new play area to be created between the new buildings.
  - The new staff car park will include pupil bicycle and scooter stores and be accessed from Lower Chestnut Drive.

## **8. The Proposed Buildings**

- 8.1. There are two principal extensions proposed. These are single storey extensions designed to complement the scale of the original buildings. External building materials include metal standing seam to pitched roofs to the classrooms and relocated nursery with natural daylight, high performance roofing system to lower roofs to circulation areas, and aluminium windows and doors to external elevations.
- 8.2. There are photovoltaic panels proposed on the roofs of both extensions and reconfigured external ground levels to provide fully accessible external play areas for the classrooms and relocated nursery.
- 8.3. External canopies are proposed to the classrooms and nursery spaces to provide sheltered and shaded external play areas.

## **9. External Works**

- 9.1. The external landscape proposals will include:
- New playgrounds
  - New cycle hoops, stores and canopies
  - Nursery equipment store and bin store
  - New play areas and entrance court
  - Retaining walls, steps and ramps
  - New car park

## **10. Car Parking**

10.1. The project will relocate the existing car parking and provide additional 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 15 additional car parking spaces provided for staff and visitors, 3 of which will be fully accessible.

## **11. Planning**

11.1. A planning application was submitted on 11 March 2016.

## **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
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Health and Safety Adviser	) Culture, Communities & Business Services
Drainage and Highway Engineer	) Economy, Transport and Environment

## **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 Borough Councillors
- Local Residents
- Fire Officer
- Access Officer
- Planning Department
- Archaeology Team
- Ecology Team
- Highways Department
- Geotechnical Department
- Acoustic Engineer
- Arboriculturalist

## **15. Recommendations**

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion at King's Furlong Infant and

Nursery School and Kings Furlong Junior School, at an estimated total cost of £4,828,000.

- 15.2. That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.2 of this report.
- 15.3. That the proposals in paragraph 4.3 for the application of inflation up to £ 247,000 (including fees) be approved.

**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>
Children's Services Capital Programme Report <a href="http://www3.hants.gov.uk/councilmeetings/advsearhmeetings/meetingsitemdocuments.htm?sta=&amp;pref=Y&amp;item_ID=6997&amp;tab=2&amp;co=&amp;confidential=">http://www3.hants.gov.uk/councilmeetings/advsearhmeetings/meetingsitemdocuments.htm?sta=&amp;pref=Y&amp;item_ID=6997&amp;tab=2&amp;co=&amp;confidential=</a>	6997	20/01/2016
<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.)

<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 enhanced features:
  - Additional automatic fire protection, with full (24/7) remote monitoring.
  - External finishes specified as fire resistant.
  - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

**4. Health and Safety**

- 4.1. Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations 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 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 heating and lighting controls, as each light fitting will be day-light linked with presence 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.
- Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- The building will include appropriately sized Photovoltaic Solar Panels.
- Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
- The use of low carbon timber frames, roof deck and cladding.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</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>	<b>Response:</b>
Councillor Cris Connor	Local Member for Basingstoke Central		