

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	25 May 2016
<b>Title:</b>	Saint James Church of England Primary School
<b>Reference:</b>	7454
<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 Saint James Church of England Primary School in West End, at an estimated total cost of £4,358,000.
- 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 210 additional pupil places at the school arising in response to a new housing development in the West End area and to meet the increased need for primary educational places in the local area.

**2 Scope of Work**

- 2.1 It is proposed to construct a new 1Form Entry (FE) extension to the existing 2FE Saint James Church of England Primary School to form a 3FE primary school. The school will grow to a Published Admission Number (PAN) of 90 pupils per year with the school in full capacity by 2021.
- 2.2 It is proposed to construct a new single storey 7 classroom teaching building, with supporting areas.
- 2.3 It is also proposed to construct a small hall extension to the existing hall and internal refurbishment works to the main entrance lobby, staff room, Reception Year classroom, pupil toilets and kitchen.
- 2.4 A car park extension will be constructed to the south car park, including a new pedestrian footpath. A new all weather pitch/playground, improved drainage works and additional external play areas will be constructed.
- 2.5 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 Saint James Church of England Primary School is located off Moorgreen Road and Monarch Way in West End, Southampton. Until September 2015 the school had a net capacity of 420 pupils (60 PAN). An increased participation rate from the catchment area was forecast; therefore an extra 30 places in Reception Year were anticipated in September 2015, taking the school to 450 enrolled pupils. The additional Reception Year pupils are accommodated in a temporary classroom located to the north west of the site. The temporary accommodation (two classrooms) will remain until completion of the proposed expansion works.
- 3.2 It is proposed that the works be procured through the Intermediate Construction Framework including early appointment of the contractor for enabling works. It is anticipated that enabling works will commence on site during summer 2016. The main works will commence autumn 2016 and complete during Summer 2017.
- 3.3 It is proposed that the contractor will access the existing school site via the school entrance off Monarch Way. The contractor's compound will be located on the existing main playground. Any works that involve disturbance to the existing playing field will be re-instated on completion.
- 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	3,741	3,741
Fees	617	617
<b>Total</b>	<b>4,358*</b>	<b>4,358 *</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)	591	97	688
b) School	0	0	0
2. From Other Resources			
a) Developer's Contribution	3,150	520	3,670
<b>Total</b>	<b>3,741</b>	<b>617</b>	<b>4,358</b>
Contingency (4.3)	288	47	335
<b>Total</b>	<b>4,029</b>	<b>664</b>	<b>4,693</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 £335,000 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 = £2,599 per m<sup>2</sup>

Gross Cost = £4,582 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £210,000 for the provision of loose furniture, fittings, equipment and IT (inclusive of fees).

c) *School Balances:*

The school has the following level of balances:

*Published revenue balance as at 31 March 2015: £139,639.57*

*Devolved capital as at 31 March 2015: £14,789.10*

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	251	251

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 primary school building was built in 1975 and is single storey SCOLA system built construction. The building is clad in red brick with aluminium windows and doors. Substantial extension work was undertaken in 1985, all of traditional brick construction. A library was added in 1994, infilling a courtyard. A further three classroom extension was built in 1995, of steel frame construction.

6.2 The existing gas, electric and water mains services require upgrading to meet the needs of the new building. Existing drainage infrastructure at the site will be sufficient to accommodate the project proposals but will require the diversion of the existing public sewers.

6.3 No permanent alterations to the existing main vehicular entrance to the school are proposed.

6.4 The school site is bounded on the east side by the M27 motorway so acoustic attenuation is required to the north and east elevations of the proposed classrooms.

**Scope of the Project**

7.1 The expansion works will include:

- Construction of a new stand alone 7 classroom teaching building
- A small hall and entrance lobby extension

- Staff room, group rooms, pupil toilets, storage and plant areas
- Internal refurbishment of existing music drama space into a new Reception Year classroom with toilets
- Refurbishment of the existing staffroom
- Refurbishment and provision of new pupil and staff toilets
- Minor refurbishment works to the kitchen
- New all weather pitch/playground
- Extension to the south car park including construction of a new pedestrian footpath

## **8 The Proposed Building**

- 8.1 The proposed building is designed to complement the form, character and scale of the original building. Building materials include timber cladding, frame and roof structure, which reduce the projects' carbon footprint.
- 8.2 The building will have a pitched roof with a combination of metal standing seam and high performance roofing system. Windows and doors will be of aluminium construction.

## **9 External Works**

- 9.1 The external landscape proposals will include:
- New all weather pitch/playground
  - Additional on site staff car parking including a new pedestrian footpath
  - Addition of staff and pupil cycle and scooter storage
  - New site drainage improvement works
  - Tree removal and replacement works
- 9.2 Proposed drainage improvement works adjacent to the habitat area, to the north of the site, are expected to alleviate current issues with flooding and water-logged ground in key outdoor educational areas.

## **10 Car Parking**

- 10.1 The project will 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 12 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

## **11 Planning**

- 11.1 A planning application was submitted on 26 February 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  
Winchester Diocese Board of Finance  
Children's Services  
Executive Lead Member for Children's Services  
Local County Councillor  
Fire Officer  
Access Officer  
Planning Team  
Crime Prevention Officer  
HCC Archaeology Team  
HCC Ecology Team  
Drainage and Environment Team  
Acoustician  
Technical Services Team  
Principal Contractor  
Highways Planning Team  
HCC Geotechnical Team  
Local Residents  
Eastleigh Borough Council

### **15 Recommendations**

- 15.1 That the Executive Member for Education gives approval to the project proposals for the permanent expansion of Saint James Church of England Primary School in West End, at an estimated total cost of £4,358,000.
- 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 £ 335,000 (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://decisions.hants.gov.uk/ViewDecisionItem.aspx?id=6174">http://decisions.hants.gov.uk/ViewDecisionItem.aspx?id=6174</a>	6174	21/01/2015
Children's Services Capital Programme Report <a href="http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&amp;pre=Y&amp;item_ID=6997&amp;tab=2&amp;co=&amp;confidential=">http://www3.hants.gov.uk/councilmeetings/advsearchmeetings/meetingsitemdocuments.htm?sta=&amp;pre=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 Equality Duty**

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

### **1.2 Equalities Impact Assessment:**

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, linked to 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 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 new teaching building including high performance windows, doors and roof lights to reduce energy consumption.

Acoustic attenuation to allow natural ventilation.

Energy heating controls and efficient lighting. Each light fitting will be daylight linked with presence detection to ensure the minimum energy is used.

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.

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

The use of low carbon timber frame, 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 Bruce Tennant	Local Member for West End, Hedge End Grange Park		