

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	25 May 2016
<b>Title:</b>	Swanmore College - New Build Performing Arts Studio
<b>Reference:</b>	7394
<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 construction of a new performing arts studio together with internal refurbishment and recladding of a number of buildings at Swanmore College in Swanmore, at an estimated total cost of £3,350,000.
- 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 proposed to improve the school facilities for pupil and community use and to upgrade some of the existing building stock.

**2. Scope of Work**

- 2.1. As a result of a Capital Receipt from the sale of land to the north of the Swanmore College site in 2012, it was agreed with Children's Services that the investment be used to improve the facilities for the school, re-investing it on the infrastructure and building stock. This was given approval 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.
- 2.2. It is proposed to provide a new performing arts studio, including external works with an external link adjacent to the existing arts and drama building.
- 2.3. It is also proposed to reclad the existing technology building and undertake some internal refurbishment works.
- 2.4. It is proposed to carry out refurbishment work to some of the existing classrooms including maths and science.

### 3. Contextual Information

- 3.1. Swanmore College is located off New Road in Swanmore. The school's net capacity is 1,350. The site is a comprehensive 11-16 secondary school and currently has 1,200 pupils on role.
- 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 Winter 2016 and complete during Summer 2017.
- 3.3. It is proposed that the contractor will access the school site by the main school entrance off New Road. The contractor's compound will be located on the existing car park spaces adjacent to the site of the performing arts studio and adjacent to the technology block.
- 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 £'000	Capital Programme £'000
Buildings	2,875	2,875
Fees	475	475
<b>Total</b>	<b>3,350*</b>	<b>3,350*</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:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	129	21	150
b) School	0	0	0
2. From Other Resources			

a) Capital Receipt	2,747	453	3,200
<b>Total</b>	<b>2,876</b>	<b>474</b>	<b>3,350</b>

The shortfall between the capital programme allocation for the building works and the estimated cost will be made up by the underspend on the works of an earlier phase.

a) *Building Cost:*

Net Cost = £3,131 per m<sup>2</sup>

Gross Cost = £1,745 per m<sup>2</sup>\*

\* The gross cost is less than the net cost due to the high proportion of refurbishment works on this project. The net cost is on the small new build extension element only.

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £75,000 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: £799,191.14*

*Devolved capital as at 31 March 2015: £568.06*

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	184	184

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 school was first established in 1961 and has significantly expanded over the years with the most recent additions being a general teaching block, built in 2002 and a community extension in 2005. The school is of a campus style, with 8 individual one and two storey buildings arranged around the site.
- 6.2. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.3. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

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

- 7.1. The expansion works at Swanmore College will include:
  - A new performing arts building with external link to the existing Arts and Drama building
  - Recladding to elevations of the technology building, and internal refurbishment and remodelling work
  - Remodelling within three other teaching blocks

## **8. The Proposed Building Works**

- 8.1. The proposed new performing arts studio will create additional multipurpose practice and performance space at the school.
- 8.2. The proposed building has been designed to reflect its performing arts status. The building is a simple rectangular form with high performance aluminium external windows and doors.
- 8.3. As part of these works car parking spaces affected will be relocated within the site, adjacent to existing parking provision.
- 8.4. The technology building will be reclad and there will be some remodelling of the internal spaces to create a larger ICT suite and technology classroom.
- 8.5. Internal refurbishment of three teaching buildings to provide better siting of maths, science and music rooms is also proposed.

## **9. External Works**

- 9.1. The external landscape proposals at Swanmore College will include:
  - New landscaping works including ramps and steps will provide for level access for all to the new performing arts facilities.
  - Enhanced landscape to the new performing arts studio providing improvements to the existing main reception, with a more welcoming entrance.

**10. Car Parking**

10.1. The car parking bays outside the main entrance will be reconfigured to maximise the number remaining in this location.

**11. Planning**

11.1. A planning application was submitted on 15 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
Highways, Transport and Drainage	) 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:

The School: Head Teacher, Business Manager and Governors  
Children's Services  
Local County Councillor  
Parish Council  
Planning Officer  
HCC Ecologists  
Fire Officer  
HCC Access team  
HCC Technical Services  
Arboroculturalist  
Acoustic Consultant  
Architects  
Structural Engineers  
Mechanical Engineers  
Electrical Engineers  
Landscape Architects  
Quantity Surveyors  
Highways Department  
Drainage Department  
Local Residents

**15. Recommendations**

- 15.1. That the Executive Member for Education gives approval to the project proposals for construction of a new performing arts studio and the recladding and internal refurbishment of the existing premises of Swanmore College in Swanmore, at an estimated total cost of £3,350,000.
- 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. This report seeks approval to the project proposals to enable improvement of the school facilities for pupil and community use.

**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
EMPR Report <a href="http://www3.hants.gov.uk/councilmeetings/advsearhmeetings/meetingsitemdocuments.htm?sta=&amp;pre=Y&amp;item_ID=2376&amp;tab=2&amp;co=&amp;confidential=">http://www3.hants.gov.uk/councilmeetings/advsearhmeetings/meetingsitemdocuments.htm?sta=&amp;pre=Y&amp;item_ID=2376&amp;tab=2&amp;co=&amp;confidential=</a>	2375	
<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. 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 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:

- 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 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.
- Natural ventilation to existing teaching 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 facing windows to assist in the control of solar gain.
- Strategic placement of solar shading over large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.
- Photovoltaic panels on the Performing Arts building.

**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 Roger Huxstep	Local Member for Meon Valley		