

HAMPSHIRE COUNTY COUNCIL

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| Decision Maker: | Executive Lead Member for Children's Services |
| Date: | 11 March 2010 |
| Title: | Limington House Special School, Basingstoke |
| Reference: | 911 |
| Report From: | Director of Property, Business and Regulatory Services |

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1. Executive Summary

- 1.1. The report seeks approval to the design proposals for an extension at Limington House School, Basingstoke, at an estimated total cost of £335,000 (including fees).

2. Scope of Work

- 2.1. The school currently has no designated specialist food technology space and the proposals will allow for the creation of a new food technology room, together with the re-provision of an existing classroom and a new caretaker's and external play storage area.
- 2.2. Although funding for the project has already been approved, this report outlines the available funding within which the project must be designed and delivered.
- 2.2 Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.

3. Contextual Information

- 3.1. Limington House School is a County Special School for boys and girls aged 2-19 years within the Hampshire Local Authority. There are currently 83 pupils at the school, which is located in the north of the county. These proposals do not increase pupil numbers.
- 3.2. The scheme will be procured through the Tier 2 Hampshire County Council framework. It is anticipated that tenders will be invited during February 2010, works will commence on site during May 2010 and be completed during September 2010.

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 | 296 | 261 |
| Fees | 39 | 39 |
| Land to be purchased | - | - |
| | *335 | *300 |

* 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) (Food Technology Grant) | 261 | 39 | 300 |
| b) School – devolved capital | 35 | 0 | 35 |
| Total | 296 | 39 | 335 |

a) *Building Cost:*

Net Cost = £1,761 per m²

Gross Cost = £3,363 per m²

b) *Furniture & Equipment:* Costs include fit-out to the food technology space, including appliances. Loose furniture and equipment will be provided by the school.

4.3. School Balances:

The school has the following level of balances:

| | |
|------------------------------------------------------|----------|
| <i>Published revenue balance as at 31 March 2009</i> | £91,653 |
| <i>Devolved capital as at 31 March 2009</i> | £197,322 |

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 | Nil | Nil | Nil | 17 | 17 |
| Unit cost (£) (e.g. per place) | | | | | |
| % variation to Committee's budget | | | | | |
| Number of additional Staff (fte) | | | | | |

Please Note: The overall level of the revenue budget for funding schools will (from April 2006) be prescribed by central government, and capital projects have no bearing on the level of this budget. Therefore, this proposed project will have no bearing on the overall level of the Children's Services budget, extra costs and savings being met from the same overall schools' funding level.

b) *Energy Costs:*

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 original main school building dates from 1957 and is of lightweight timber-frame construction. In recent years, the majority of the main building has been reclad in timber and fitted with replacement aluminium framed windows.
- 6.2. The site includes a nursery in a temporary building, aqua-therapy pool, external play areas, a double temporary classroom for art and resources, with limited staff car parking to the north of the main building. The majority of car parking occurs along St Andrew's Road.
- 6.3. The pedestrian and vehicular access to the site is from St Andrew's Road and there are no proposed changes to the current arrangement.
- 6.4. The proposed extension will be located towards the western boundary of the existing main school building on an area that is currently under-used. This location will have no impact on the amenity of any of the existing buildings in the area and is well-shielded from St Andrew's Road. An existing shed which houses the caretaker's storage and external play equipment will be removed from site and these facilities will be incorporated within the new building.

7. Scope of the Project

- 7.1. The following accommodation will be provided within the extension:
 - classroom
 - caretaker's workshop
 - external play store
 - circulation area
- 7.2. An existing classroom adjoining the proposed extension will be reconfigured to create a food technology room.

8. The Proposed Building

- 8.1. The proposed extension will be sited towards the western boundary of the main school building and will extend the eaves and soffit line of the existing classroom's high performance roof and match the appearance of the adjacent existing accommodation.
- 8.2. The extension will be of traditional masonry construction, with horizontal cedar cladding to complement existing cladding. Doors and windows will be of powder-coated aluminium.

9. External Works

- 9.1. There will be no changes to the existing access arrangements.
- 9.2. The contractor will access the site via the school's main vehicular entrance and once within the school boundaries, pupils and staff will be clearly separated from construction traffic and activities. Deliveries and

movement of plant will be restricted during the school day to ensure the safety of all those involved.

- 9.3. There are no significant landscape proposals for this scheme, other than the extension of a tarmac paved area for the children's outdoor activities and making good around the build area. The extension will not result in the loss of any mature vegetation.

10. Planning

- 10.1. Planning permission for the scheme was granted on 9 October 2009.

11. Building Management

The existing building management arrangements will continue.

12. Professional Resources

| | |
|----------------------------|-----------------------------------|
| Mechanical and Electrical) | |
| Structural Engineering) | |
| Architectural) | Property, Business and Regulatory |
| Quantity Surveying) | |

13. Consultations

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

Local County Councillor
School/Governors
Children's Services
Fire Officer
Access Officer
Planning Department

14. Recommendations

That the Executive Lead Member for Children's Services approves the proposals for an extension at Limington House Special School, Basingstoke, at an estimated total cost of £335,000 (including fees).

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): | |

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.)

Document

Location

None

Integral Appendix B

RISK & COMBINED IMPACT ASSESSMENT:

Race and Equality Impact Assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime Prevention Issues

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. The proposals in this report have no impact on the prevention of crime.

Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

Health and Safety

A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

Climate Change

The extension has been designed with masonry construction which will offer high thermal mass to help reduce overheating in the summer, and equally to retain heat in the winter.

The new classroom has been designed to be naturally passively ventilated with good cross-ventilation via opening windows and rooflights.

Lighting to the new and refurbished classroom will be fitted with PIR units set to presence/absence detection. New low-energy lamps will be fitted to all new luminaires. As part of consequential improvements which are required under the Building Regulations, luminaires will also be replaced in locations around the school, again incorporating T5 or energy-efficient compact fluorescent lamps, combined with PIR units.

Integral Appendix C

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

| Executive Member & Portfolio | Reason for Consultation | Date Consulted | Response: |
|-----------------------------------------|--------------------------------------------------------------------------------|-----------------------|------------------|
| Cllr P Edgar | Assistant to Cllr Kirk in his role as Executive Member for Children's Services | | |

OTHER FORMAL CONSULTEES:

| Organisation | Reason for Local Member Consultation | Date Consulted | Response: |
|---------------------|---------------------------------------------|-----------------------|-----------------------------------------------------------------------------------|
| Cllr R Hussey | Local Member | 19.02.10 | Cllr Hussey has confirmed that he fully supports the proposals within this report |