

## HAMPSHIRE COUNTY COUNCIL

### Decision Report

|                        |   |
|------------------------|---|
| <b>Decision Maker:</b> | Executive Member for Education                              |
| <b>Date:</b>           | 22 September 2016   |
| <b>Title:</b>          | Oakridge Infant and Junior Schools, Basingstoke - Expansion |
| <b>Reference:</b>      | 7704  |
| <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 Oakridge Infant and Junior Schools in Basingstoke, at an estimated total cost of £3,681,000.
- 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 places at the school arising in response to increased pupil numbers in the local area.

#### 2. Scope of Work

- 2.1. It is proposed to permanently expand Oakridge Infant and Junior Schools from 2 Form of Entry (FE) to 3FE capacity (270 Infant and 360 Junior pupils).
- 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. Oakridge Infant and Junior Schools are located off Oakridge Road in Basingstoke. The net capacity of the schools is 420 (180 Infant pupils and 240 Junior pupils) and there are currently 426 pupils on roll (210 Infant and 216 Junior pupils).
- 3.2. The works will be procured through the Intermediate Construction Framework. It is anticipated that works will commence on site during Summer 2017 and complete during Spring 2018.

- 3.3. The contractor will access the school site by the main school entrance off Oakridge Road and the contractor's compounds will be located adjacent to the proposed extensions.
- 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<br>£'000 | Capital Programme<br>£'000 |
|---------------------|---------------------------|----------------------------|
| Buildings           | 3,160                     | 3,160                      |
| Fees                | 521                       | 521                        |
|                     | 3,681*                    | 3,681*                     |

\* 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<br>£'000 | Fees<br>£'000 | Total Cost<br>£'000 |
|--------------------------------------|--------------------|---------------|---------------------|
| 1. From Own Resources                |                    |               |                     |
| a) Capital Programme (as above)      | 1,215              | 201           | 1,416               |
| b) School                            |                    |               |                     |
| 2. From Other Resources              |                    |               |                     |
| a) Developer's Contribution          | 1,944              | 321           | 2,265               |
| <b>Total</b>                         | <b>3,159</b>       | <b>522</b>    | <b>3,681</b>        |
| Contingency (para 4.2.1)             |                    |               | 184                 |
| <b>Total</b>                         |                    |               | <b>3,865</b>        |

4.2.1 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 £184,000 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 = £2,756 per m<sup>2</sup>  
 Gross Cost = £3,825 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £145,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) *School Balances:*

The schools have the following level of balances

*Published revenue balance as at 31 March 2016: Infant £293,552.77  
 Junior £189,378.33*

*Devolved capital as at 31 March 2016: Infant £10,683.95  
 Junior £22,720.02*

4.3. Revenue Issues:

a) Overview of Revenue Implications:

|  | (a)<br>Employees<br>£'000 | (b)<br>Other<br>£'000 | (a+b)<br>*Net Current<br>Expenditure<br>£'000 | (c)<br>Capital<br>Charges<br>£'000 | (a + b + c)<br>Total Net<br>Expenditure<br>£'000 |
|--|---------------------------|-----------------------|---|------------------------------------|--|
| Revenue Implications<br>Additional + /<br>Reductions | 0                         | 0                     | 0   | 202                                | 202  |

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 building was built in 1949 using an aluminium system building construction and is single storey with a pitched roof. The Junior School was built in 1966 of SCOLA construction and is single storey with a two storey wing. Both the Infant and Junior School buildings have recently undergone recladding. A single storey pre-school, completed in 2010, is also on the site.
- 6.2. There is currently a temporary modular classroom on site, with a further temporary classroom to be installed in Spring 2017, to alleviate pressure of rising numbers on the infant school. On completion of the proposed extension they will be removed.
- 6.3. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.4. No permanent highway alterations to the main vehicular entrance to the school will be made as a result of the proposals. However a vehicle barrier will be installed to prevent vehicles entering and leaving the site at pupil pick up and drop off time. Bollards will also be added to improve pupil safety immediately inside the vehicle entrance.

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

- 7.1. The expansion works at Oakridge Infant and Junior Schools will include:
  - A single storey, stand alone, 6 Classroom building (3 Infant School 3 Junior School Classrooms)
  - Associated ancillary spaces
  - Group rooms
  - WCs and storage
  - A new infant play area
  - A new pedestrian entrance leading to the new infant play area direct from Sherbourne Road
  - A single storey 1 classroom extension to the Junior school with link corridor and group room
  - Associated landscaping works
  - Installation of photovoltaic solar panels on proposed new build

## **8. The Proposed Building**

- 8.1. The proposed single storey extensions are designed to complement the form, character and scale of the original buildings. External walls will be timber clad with a combination of high performance and metal standing seam pitched roofs. The windows and doors will be aluminium.
- 8.2. The new build will maximise the good use of natural ventilation and day lighting. External canopies will be installed to ensure south facing glazing has suitable solar shading whilst doubling as a covered external play area for all classrooms.
- 8.3. The proposed extensions will offer level access to all users and be fully accessible.

## **9. External Works**

- 9.1. The external landscape proposals at Oakridge Infant and Junior Schools will include:
  - New pedestrian entrance leading to a new infant play area direct from Sherbourne Road
  - New car park and associated external lighting
  - Additional bicycle/scooter spaces
  - Removal of 2 mature trees in the location of the proposed new building (additional tree planting has been agreed to compensate for the loss of the trees)

## **10. Car Parking**

- 10.1 The existing car park is for Basingstoke District Borough Council's (BDBC) community centre with some occasional use by the schools. BDBC have stated that community centre use will increase, so the project will provide additional school 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) plus replacement spaces for the loss in the existing car park. There will be 19 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 21 July 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  
Construction, Design & ) Culture, Communities & Business Services  
Management Principal  
Designer  
Highways & 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:

Headteacher  
School Governors  
Children's Services  
Executive Lead Member for Children's Services  
Local County Councillor and District Councillors (BDBC)  
Local Residents (Public Consultations held 08/02/16 and 13/06/16)  
Fire Officer  
Access Officer  
Planning Department  
Archaeologists  
Ecologists  
Arboriculturalist  
Independent Transport Consultants  
Travel Planners

#### **15. Recommendations**

- 15.1. That the Executive Member for Education gives approval to the project proposals for Oakridge Infant and Junior Schools, at an estimated total cost of £3,681,000.
- 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 4.2.1 for the application of inflation up to £184,000 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><br><a href="#">Children's Services Capital Programme 2016/17 to 2018/19</a> | <u>Reference</u><br>6997 | <u>Date</u><br>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 and 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 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 and doors to reduce energy consumption.
  - The use of timber frames, timber roof deck and timber cladding to reduce the building's carbon footprint.
  - A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

- Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence 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 main spaces with night-time cooling strategy.
- 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 building will include appropriately sized Photovoltaic Solar Panels.
- The use of timber from sustainable sources.

**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 Jane Frankum   | Basingstoke North              | 02/09/2016            | The Local Member was consulted and no response was received prior to despatch of the final papers. |