

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	22 September 2016
Title:	The Butts Primary School, Alton - Expansion
Reference:	7705
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the permanent expansion of The Butts Primary School in Alton, at an estimated total cost of £4,000,000.
- 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 The Butts Primary School from an 8 classroom school, with a capacity of 234 pupil places, to a full 2 Form of Entry school of 420 pupil places.
- 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. The Butts Primary School is located off Bolle Road and Whitedown in Alton. The school's net capacity is 234 and there are currently 238 pupils on roll.
- 3.2. The works are to be procured through the Intermediate Construction Framework. It is anticipated that works will commence on site during Spring 2017 and complete during Spring 2018.

- 3.3. The contractor will access the school site by the main school entrance off Whitedown and the contractor's compound will be located adjacent to the proposed extension.
- 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	3,433	3,433
Fees	567	567
	4,000*	4,000 *

* The value of the Current Estimate is met by the Capital Programme allocation 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)	0	0	0
2. From Other Resources			
a) Developer's Contribution*	3,433	567	4,000
Total	3,433	567	4,000

*The project is funded from a Developers contribution which contains any inflationary allowance. There is no contribution from CS contingency for inflation on this project

a) *Building Cost:*

Net Cost = £2,568 per m²
 Gross Cost = £4,726 per m²*

*The gross cost reflects the extent of site infrastructure required plus extensive internal alternations and improvement of the existing building associated with the project.

b) *Furniture & Equipment:*

Included in the above figures is an allocation of £147,952 for the provision of all 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 2016: £159,936.40

Devolved capital as at 31 March 2016: £39,343.61

4.3 Revenue Issues:

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	220	220

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 school building is SCOLA system built in 1969 and is single storey. Elevations are a combination of brickwork and metal windows.
- 6.2. Single storey one classroom extensions were added in 1995, 2005 and 2010.
- 6.3. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.4. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.
- 6.5. Currently the school grounds are freely accessible to residents who use the school site to access local road networks. To ensure children's safety during the school day classroom doors are currently secured during lessons and children are escorted around the site. To improve security and limit access the proposals include the automation of gates to secure the boundaries during the school day. This will allow free movement for the children between classrooms in a secure environment.

7. Scope of the Project

- 7.1. The proposed works at The Butts Primary School will include:
 - 6 New classrooms
 - New office and staff area
 - 2 New group rooms
 - New pupil toilets, cloakrooms and accessible WC
 - Internal remodelling and expansion of the existing kitchen
 - Additional staff car parking
 - Relocation of the pedestrian access from Whitedown
 - Additional scooter and bike parking for pupils
 - New areas of hard and soft landscaping, including relocation of the existing play equipment
 - New grounds maintenance access in the north east corner on Bolle Road
 - Installation of photovoltaic solar panels on proposed new build

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the original building which it adjoins. External walls will be timber clad with high performance and metal pitched roofs. The windows and doors will be aluminium powder coated.
- 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 new main entrance and proposed extension will be fully accessible with level access.
- 8.4 The proposed extension will be joined to the existing school building by way of a new covered link.

9 External Works

- 9.2 The external landscape proposals at The Butts Primary School will include:
 - New games court
 - Extension to staff car park
 - New automated gates to main vehicular entrance in Bolle Road for visitors and accessible parking
 - Synthetic grass play area between new classrooms and games court
 - External stepped teaching area
 - Additional cycle/scooter parking

9. Car Parking

- 9.1. 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). There will be 13 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

10 Planning

- 10.1 A planning application was submitted on 18 July 2016.

11 Building Management

- 11.1 The existing building management arrangements will remain in place.

12 Professional Resources

Architectural	- Culture, Communities & Business Services
Landscape	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Construction, Design & Management Principal Designer	- Culture, Communities & Business Services
Highways & Drainage	- Economy, Transport and Environment

13 Consultations

- 13.1 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 Residents (Public Consultations held 03/02/2016 and
14/06/2016)
Fire Officer
Access Officer
Planning Department
Archaeologist
Ecologist
Arboriculturalist

14 Recommendations

- 14.1 That the Executive Member for Education gives approval to the project proposals for The Butts Primary School, at an estimated total cost of £4,000,000.
- 14.2 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.

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):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Childrens Services Capital Programme 2016/17 to 2018/19	7045	20/01/2016
Children's Services Capital Programme 2015/16 to 2017/18	6174	21/01/2015
Direct links to specific legislation or Government Directives		
<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 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 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:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Andrew Joy	Local Member for Alton Town	02/09/2016	The Local Member was consulted and no response was received prior to despatch of the final papers.