

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	22 September 2016
Title:	St Lawrence CE Primary School, Alton - Expansion
Reference:	7434
Report From:	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 St Lawrence CE Primary School in Alton, at an estimated total cost of £500,000.
- 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 additional housing in the Alton area and an increase of pupil numbers.

2. Scope of Work

- 2.1. It is proposed to construct a permanent extension to provide one new classroom at the school increasing the school size to 1 Form of Entry (1FE). This will increase the provision from an existing capacity of 180 to 210 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. St Lawrence CE Primary School is located off Amery Hill in Alton. The school's net capacity is 180 and there are currently 176 pupils on roll.
- 3.2. Works are being procured through the Local Construction Framework. Following a mini competition the contractor has been appointed and pre construction negotiations have begun. It is anticipated that works will commence on site during Winter 2016 and complete during Spring 2017.

- 3.3. It is proposed that the contractor will access the school site by the main school entrance. This school site is extremely constrained with limited space for a contractor to operate. As a result, the contractor's compound will be located at two locations - the site of the neighbouring Amery Hill Academy (located opposite St Lawrence CE Primary School) and within the playground of St Lawrence CE Primary School adjacent to the works.
- 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 either 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	429	429
Fees	71	71
Total	500*	500*

* 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	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	0	0	0
2. From Other Resources			
a) Developer's Contribution	429	71	500
Total	429	71	500

a) *Building Cost:*

Net Cost: *A net cost is not relevant as this project is mainly refurbishment.*
 Gross Cost = £3,094 per m²

b) *Furniture & Equipment:*

The loose furniture, fittings and IT equipment allocation will be provided outside of this project and will be funded separately.

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2016: £27,597.14

Devolved capital as at 31 March 2016: £9,126.33

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	28	28

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 original school building was built in 1840 in the grounds of St Lawrence Church and is mostly single storey with first floor accommodation comprising of a staff room and office, accessed by a single staircase. The building has a combination of pitched roofs and high

performance roofing. Elevations are of brickwork with combination of painted timber and aluminium windows.

- 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 St Lawrence CE Primary School will include:

- Construction of one classroom extension
- Relocation of the library facilities

8. The Proposed Building

8.1. The proposed single storey extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be brickwork with a high performance roof and aluminium windows.

9. External Works

- The project includes the resurfacing of the outdoor play area

10. Car Parking

10.1. During the works contractors car parking will be provided at the neighbouring Amery Hill Academy, located in the St Lawrence CE Primary School staff parking area. Staff car parking will be temporarily re-located in the St Lawrence Church Vicarage car park.

11. Planning

11.1. Due to the small scale of this project planning consent is not required. The works are to be carried out under permitted development.

12. Building Management

12.1. The existing building management arrangements will remain in place. These will be reconfigured to allow staff and pupils to avoid the areas of development within the building.

13. Professional Resources

Architectural	- Culture, Communities & Business Services
Mechanical & 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
Historic Building's Architect	- Culture, Communities & Business Services
Highway & Drainage	

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
- Diocese and Church
- Pupils and Parents via informal consultation
- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor and Alton Town Councillor
- Local Residents via informal consultation
- Fire Officer
- Access Officer
- Planning Department
- Archaeologist
- Conservation Officer (EHDC)
- Ecologist

15. Recommendations

- 15.1. That the Executive Member for Education gives approval to the project proposals for the permanent extension at St Lawrence CE Primary School, at an estimated total cost of £500,000.
- 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.

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	6697	20/01/2016
Children's Services Capital Programme 2016/17 to 2018/19	7423	25/05/2016
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. 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.
 - External finishes specified as fire resistant.

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, 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 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.
- Natural ventilation to main 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 and solar shading will be installed to south facing windows to assist in the control of solar gain.
- 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	22.02.16 02.09.16	No written response received. The Local Member was consulted and no response was received prior to despatch of the final papers.