

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	11 November 2016
<b>Title:</b>	Aldershot Urban Extension Primary School (West)
<b>Reference:</b>	3703
<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 construction of a new 420 place Primary School in Aldershot at an estimated total cost of £10,600,000 which includes additional site works funded by the developer under the Section 106 legal agreement.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for the contracting activity associated with the project.
- 1.3. This project is required to meet the need for new school places in response to the creation of 3,850 homes in the Aldershot Urban Extension (AUE) residential development.

**2 Scope of Work**

- 2.1 It is proposed to provide a new Two Form Entry (2FE) Primary School for a maximum of 420 pupils aged 4 to 11 years which will be part of the AUE development, designated in the masterplan as the 'Western School' site. The school will also have a Social, Communication and Language resourced Special Educational Needs (SEN) provision, to support up to 10 of the 420 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 on 22 September 2016 and this report outlines the available budget from within which the project must be designed and delivered.

**3 Contextual Information**

- 3.1 The proposed school is located on the junction of Queens Avenue and Alison's Road in Aldershot. The new school is to be an Academy and an Academy sponsor will be sought. The proposal has been developed in

close liaison with Children’s Services, Environment, Transport, Economy Department and Property Services.

- 3.2 The works have been procured through the South East and London (SEaL) Construction Framework for Major Project’s tender process. The contractor has been appointed for the pre-construction stage following a mini competition. It is anticipated that works will commence on site during the summer of 2017 and pupil places will be available during the autumn 2018 term.
- 3.3 The developer is required, under the Section 106 legal agreement, to remediate the site prior to land transfer. For logistical reasons these remediation works are to be carried out as part of the main school construction contract and procured by the County Council. Therefore a Legal Deed of variation agreement to the Section 106 has been drawn up to secure sufficient funding from the developer to ensure that these works can be executed at the correct time and at no extra cost to the County Council.
- 3.4 The proposed school site is sufficient in size to accommodate the future expansion to create a 3FE 630 place primary school. This expansion will be required in the future years to come as the development is built out to its full capacity.
- 3.5 Construction access to the school site will be provided by the housing developer. Local management arrangements will be put in place between the developer and school contractor to manage the health and safety impact to all.

#### 4 Finance

##### 4.1. Capital Expenditure:

The Capital Programme Expenditure has already been approved at £9,400,000; the following tables outline the cost and funding of the project:

Capital Expenditure	Current Estimate	Capital Programme
	£’000	£’000
Buildings	9,099	8,069
Fees	1,501	1,331
	10,600*	9,400*

\* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met is shown in the table 4.2 below and as noted in paragraph 4.2.1.

##### 4.2 Sources of Funding:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £'000</b>	<b>Fees £'000</b>	<b>Total Cost £'000</b>
1. From Own Resources			
a) Capital Programme (as above)	215	35	250
2. From Other Resources			
Developer's Contribution	7,854	1,296	9,150
Developer's Funding for S106 site remediation Works (para 3.3)	1,030	170	1,200
<b>Total</b>	<b>9,099</b>	<b>1,501</b>	<b>10,600</b>
<b>Contingency (para 4.2.1)</b>			<b>514</b>
<b>Total</b>			<b>11,114</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. The current estimate is subject to inflationary increases up to the time of tender and concluding a fixed price. The latest assessment of the uplift required is £514,000 including fees. This cost will be funded from provision that has already been identified within the Children's services capital programme to cover 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.

a) *Building Cost:*

Net Cost = £2,198 per m<sup>2</sup>  
Gross Cost = £2,927 per m<sup>2</sup>

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £476,000 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: not applicable as this is a new school*

*Devolved capital as at 31 March 2016: not applicable as this is a new school*

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	611	0

a) *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 new school is located on the junction of Queens Avenue and Alison's Road immediately opposite the proposed new neighbourhood centre for the Aldershot Urban Extension. The school is also located on a key pedestrian and public route through the new housing development.

6.2 The site is currently an open area which was formerly an army depot.

6.3 The proposed school site and all the mains services and drainage infrastructure to the site boundary will be provided by the developer.

6.4 The principal school entrance will be on Queens Avenue. The proposed school pick up and drop off area will be provided on the highway by the developer on Alison's Road. The proposed staff car park, including service access, will be located off Steele's Road.

6.5 The site levels and school building have been designed to be fully accessible for pupils, staff and visitors.

6.6 It is proposed that the contractor will access the school site off Steele's Road. The contractor's compound will be located on the proposed staff car park area.

## **7 Scope of the Project**

### **7.1 The works will include:**

- Main Hall
- Music and Drama Studio (connected to the hall)
- Learning Resource Centre
- Specialist Practical Teaching Room
- 14 Classrooms
- Special Educational Needs Rooms
- Shared group spaces
- Staffroom and staff workspace
- Administration offices
- Pupil and staff toilets
- Accessible toilets and a hygiene room
- Kitchen
- Other support spaces such as plant room, storage and caretaker's room
- Stairs and lift
- External play and curriculum areas

## **8 The Proposed Building**

- 8.1 The proposed building will be two storey planned around a central courtyard. A further wing will be added when the school needs to expand to 3FE capacity (630 places).
- 8.2 The school is designed to complement the form, character and scale of the proposed surrounding development in line with the developer's design strategy. The building will have pitched metal standing seam roofs. The external walls will be constructed of both brick and timber cladding, with aluminium composite windows.
- 8.3 The schools main entrance is located directly off Queens Avenue and is fully glazed, open and welcoming for visitors. The Learning Resource Centre will be located at the main entrance and links to the school courtyard beyond.
- 8.4 The Main Hall and Studio will be located at the front of the school for community use and will have access to the courtyard beyond for events.
- 8.5 The Social, Communication and Language resourced Special Educational Needs (SEN) provision will be located adjacent to the courtyard. The spaces will be for the support of the pupils within the 2FE school (420 places) and will not provide additional capacity.
- 8.6 Key stage 1 classrooms are to be located on the ground floor and key stage 2 classrooms on the first floor.

- 8.7 The design proposals maximise the use of natural ventilation and good daylighting to all teaching areas.
- 8.8 External canopies on the ground floor provide shaded external play areas for the Key Stage 1 classrooms.

## **9 External Works**

- 9.1 The external landscape proposals will include:
- Courtyard at the centre of the school as a social and curriculum space
  - An enclosed area for Reception pupils
  - Hard play areas around the classrooms
  - Two grass football pitches. The larger of which will incorporate a running track
  - A hard surface netball court and play areas.
  - Habitat and exploration areas
  - A small screened area for pupils with Special Educational Needs

## **10 Car Parking**

- 10.1 The project will provide 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 on 25 March 2013). There will be 38 car parking spaces provided for staff and visitors, 2 of which will be fully accessible.

## **11 Planning**

- 11.1 A planning application was submitted and approval granted on 18 May 2016.

## **12 Building Management**

- 12.1 An Academy Trust will operate the building under a 125 year Full Repairing and Insuring Lease to be granted to coincide with the completion and handover of the new school.

## **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 & Management Principal Designer	) Culture, Communities & Business Services
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:

- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor
- Rushmoor Borough Council
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer

## **15 Recommendations**

- 15.1 That the Executive Member for Education gives approval to the project proposals for the new 420 place primary school at the Western School Site within the Aldershot Urban Extension, at an estimated total cost of £10,600,000.
- 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 £514,000 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>	<u>Reference</u>	<u>Date</u>
<a href="#">Children's Services Capital Programme Report 2016/17 to 2018/19</a>	6697	20 January 2016
<a href="#">Children Services Capital Programme 2016-2019</a>	7575	22 September 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	

## **RISK & COMBINED 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 Crime Prevention Issues:**

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.
  - 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 and 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 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.
  - Natural ventilation to main spaces.
  - 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.
  - 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 (PV) panels on the roof.
  - Sustainable Urban Drainage features such as ponds to control the surface water running in to the sewers.

**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 Charles Choudhary	Local Member for Aldershot West	04.10.2016	The Local Members were consulted and no response was received prior to despatch of the final papers.
Councillor Frank Rust	Local Member for Aldershot East	04.10.2016	