

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	18 January 2017
Title:	Emsworth Primary School - Expansion
Reference:	8004
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.2 This report seeks approval to the project proposals for the permanent expansion of Emsworth Primary School in Emsworth, at an estimated total cost of £1,851,000.
- 1.3 The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.4 This project is required to provide additional pupil places at the school arising in response to increased student numbers in the local areas.

2. Scope of Work

- 2.1 It is proposed to extend and to remodel the existing primary school, increasing the capacity of the school from 1.5 Form of Entry (FE) to 2FE Primary School (from 315 to 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 this report outlines the available budget from within which the project must be designed and delivered.

3. Contextual Information

- 3.1 Emsworth Primary School is located off Victoria Road, Emsworth. The existing primary School's net capacity is 315 pupils and there are currently 257 pupils on roll.
- 3.2 Emsworth Primary School is located adjacent to an existing railway line to the north of the primary school site. An existing Public Right of way is located to the southern site boundary line.

- 3.3 It is proposed that the works be procured through a competitive single stage tender process. It is anticipated that works will commence on site during Summer 2017 and complete during Spring 2018.
- 3.4 It is proposed that the contractor will access the school site by the main school entrance, off Victoria Road. The contractor's compound will be located to the south and east of the existing building, adjacent to the proposed extension area.
- 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	1,589	1,589
Fees	262	262
	1,851*	1,851 *

* 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	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	731	121	852
2. From Other Resources			
a) Developer's Contribution	858	141	999
Total	1,589	262	1,851

a) *Building Cost:*

Net Cost = £2,734per m²
 Gross Cost = £3,557per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £110,000 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: £146,798.12

Devolved capital as at 31 March 2016: £106.41

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	102	102

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 was designed as a 1FE, system built junior school and a three classroom extension was added in the 1980's. In 2014 a new two classroom extension was added. The Children's Centre was closed and

the accommodation handed back to the school. This accommodation is included in the refurbishment proposals.

- 6.2 The existing kitchen facilities are of sufficient size to accommodate the expansion proposals.
- 6.3 The existing mains services will be sufficient to accommodate the project proposals. The surface water infrastructure is being improved.
- 6.4 No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals except the addition of an automated gate at the main entrance. Further improvements outside the school boundary are proposed by Havant Borough Council. The timing of these improvements will be coordinated within this project.

7. Scope of the Project

- 7.1 The expansion works at Emsworth Primary School will include:
 - Two new classrooms with associated shared space.
 - The conversion of the existing staff room into an additional classroom.
 - The conversion of the existing Special Educational Need (SEN) room into the relocated staffroom.
 - The conversion of the redundant Children's Centre into 2 no. SEN group rooms and associated supporting WC facilities. The existing breakfast club and after school club space is to be maintained in this location to the front of the school.

8. The Proposed Extension

- 8.1 The proposed single storey extension is designed to complement the form, character and scale of the existing building which it adjoins. External walls will be rendered. Roof and canopy will consist of a high-performance system. Windows and external doors will be powder coated aluminium to match existing.

9. External Works

- 9.1 The external landscape proposals at Emsworth Primary School will include:
 - 8 no. additional on-site car parking spaces (including 1 no. accessible bay).
 - Extension to hard play games area.
 - Extension to existing KS1 enclosed external play area.
 - The conversion of the children centre enclosed play space into the new SEN enclosed play space.
 - New external play area to the north of the school site.
 - A new electronic gate, to securely control pedestrian and vehicular access to the site from Victoria Road with intercom.

- Minor improvements to existing footpaths.
- New bicycle and scooter stores.

10. Car Parking

10.1 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 on 25 March 2013). There will be 8 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

11. Planning

11.1 A planning application was granted on 16 December 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	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Technical Services	) Culture, Communities & Business Services
Principal Designer	) Culture, Communities & Business Services
Ecology	) Economy, Transport and Environment
Geotechnical	) Economy, Transport and Environment
Highways, Transport and	) Economy, Transport and Environment
Drainage	

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 and Staff
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents
Fire Officer
Access Officer
Planning Department

15. Recommendations

15.1 That the Executive Member for Education gives approval to the project proposals for Emsworth School, at an estimated total cost of £1,851,000.

15.2 That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.3 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> Children's Services Capital Programme 2016/17 to 2018/19	<u>Reference</u>	<u>Date</u> 20/01/16
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	

RISK & COMBINED IMPACT ASSESSMENT:

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 Equality Impact Assessment:

The project proposals have no negative impact on equality as the proposals demonstrate a fully compliant design to Building Regulations requirement. The scheme has full support from the school and school Governors.

Furthermore, the proposals enhance accessibility on the site. Automatic gate with audio/visual display to replace existing manual lockable gate; improved pedestrian access arrangement and parking layouts. The scheme improves the pedestrian walkways and widens key pedestrian routes.

An Equalities Impact Assessment has been completed and can be viewed via the attached link.

<http://www3.hants.gov.uk/rh-equalities>

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 & safety information and a Health & Safety File will be produced and initiated in accordance with the Construction Design and Management Regulations 2015 for the proposed scheme.

5. Climate Change:

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.
- 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.

Agenda Item:

- Solar controlled galls will be installed to all windows to assist in the control of solar gain.
- Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
- In line with HCC policy 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 Ray Bolton	Local Member for Emsworth	19.09.2016 and 22.12.2016	Via consultation. The Local Member was consulted and no response was received prior to despatch of the final papers.