

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

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	18 January 2017
<b>Title:</b>	North Baddesley Infant and Junior Schools - Expansion
<b>Reference:</b>	8005
<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 North Baddesley Infant and Junior Schools in North Baddesley, Southampton, at an estimated total cost of £4,160,000.
- 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 pupil places at the school arising in response to new housing development in the local area.

**2. Scope of Work**

- 2.1 It is proposed to construct a single storey 3 classroom extension to the existing Infant School to increase the schools capacity from a 2 Form of Entry (FE) to a 3FE (an increase from 180 to 270 pupils).
- 2.2 In addition, refurbishment and alteration works are proposed to the Infant School including an enlarged kitchen and additional reception classroom and relocation of the main entrance with improvement of staff and administration spaces.
- 2.3 It is also proposed to construct a 2 storey 4 classroom extension to the existing Junior School to increase the schools capacity from a 2FE to a 3FE school (an increase from 270 to 360 pupils).
- 2.4 Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 20 January 2016 and 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 infant school's net capacity is 210 and there are currently 208 pupils on roll. The junior schools net capacity is 240 and there are currently 252 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 North Baddesley Infant and Junior Schools are located off Botley Road and Fleming Avenue. For the main works it is proposed that the contractor will access the Infant School site off Willis Avenue and Infant School related car park works off Botley Road. The contractor will access the Junior School site off Norton Welch Close. The contractor's principal compound will be located off Norton Welch Close (on land owned by Hampshire County Council) which will be converted to car park for the Junior school staff on completion of the works. A smaller construction compound to serve the Infant School works 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	Capital Programme
	£'000	£'000
Buildings	3,571	3,571
Fees	589	589
	4,160*	4,160 *

\* 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:

<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)	1,940	320	2,260
2. From Other Resources			
a) Developer's Contribution	1,631	269	1,900
<b>Total</b>	<b>3,571</b>	<b>589</b>	<b>4,160</b>
Contingency (para 4.2.1)			67
<b>TOTAL</b>			<b>4,227</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 £ 67,000 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 = £2,725 per m<sup>2</sup>

Gross Cost = £3,959 per m<sup>2</sup>

## b) Furniture &amp; Equipment:

Included in the above figures is an allocation of approximately £166,793 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: Infant £71,157.92*

*Junior £150,293.33*

*Devolved capital as at 31 March 2016: Infant £15,073.86  
Junior £ 297.10*

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	232	232

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 1876 and is single storey with a clay tile pitched roof. Elevations are of traditional brick construction. A number of extensions have been added since including a hall and two storey classroom block. These are constructed of brick and block, timber cladding, copper and felt roofs.
- 6.2 The Junior School was built in 1969 using a SCOLA system design with a further extension in 1973. Both buildings are of brick cladding with aluminium windows and felt roofs. The buildings are currently being upgraded with re-cladding to improve thermal performance and appearance.
- 6.3 The existing mains services and drainage infrastructure at the site will be upgraded where necessary. Foul drainage water is to be discharged via a gravity-fed sewer and will serve both the new block and extension via new connections.
- 6.4 Surface water drainage from the new building will be connected to the existing system. On the Infant School site minor sewer diversion works within the site are required to facilitate the new buildings location.

- 6.5 The existing car parking and pedestrian access arrangements will be reconfigured and increased for both schools. A new staff car park and access is proposed off Norton Welch Close which will be shared by both schools.

## **7 Scope of the Project**

- 7.1 The expansion works at North Baddesley Infant and Junior Schools will include:

To the Infant School:

- A new 3 classroom block
- Group room, pupil WC's, storage and plant room to the Infant School
- Refurbishment works to provide new production kitchen
- Reconfiguration of internal spaces to provide new reception classroom
- Relocation of the main entrance of the Infant School to face Botley Road
- Associated boundary fencing replacement and improvement for the Infant School
- Improvement of the staff and administration spaces to the Infant School
- Minimal diversion of the Southern Water public sewer within the site
- New boundary fence, with lockable double gates and intercom, off existing access from Willis Close adjacent to the Junior School

To the Junior School:

- Construction of a new 4 classroom two storey extension
- Additional pupil WC's and storage
- Changes to access paths within the school ground to improve safeguarding
- Resurfacing of relocated play areas
- Additional car parking and relocation of parking spaces
- Planting of additional and replacement trees and shrubs
- New covered cycle and scooter provision for both sites

## **8 The Proposed Buildings**

- 8.1 The proposed new single storey block to the Infant School is designed to complement the form, character and scale of the original buildings. External walls will be rendered and timber clad, with pitched roofs. The new building will be connected to the main school by an external canopy.
- 8.2 The proposed two storey extension to the Junior School will replicate the form and appearance of the existing buildings. External walls will be rendered and brick clad with a high performance roof. The windows and doors will be aluminium.

## **9 External Works**

- 9.1 The external landscape proposals at North Baddesley Infant and Junior Schools will include:
- New overhead canopy linking the new Infant building to the main school building
  - Reconfigured Year R play space to provide additional play area
  - Removal and replacement of five trees
  - Reinstatement of playground on completion of new infant building
  - Relocation of existing play equipment
  - Improved car park security and boundary fencing

## **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). The Infant School will have 5 additional car parking spaces provided for staff and visitors bringing the total to 18 spaces, 1 of which will be fully accessible. The Junior School will have 13 additional car parking spaces provided for staff and visitors bringing the total to 30 spaces, 2 of which will be fully accessible.

## **11 Planning**

- 11.1 A planning application was submitted on 3 October 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 & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services
H&S Adviser	- Culture, Communities & Business Services
Drainage	- Economy, Transport and Environment
Transport Department	- Economy, Transport and Environment
Ecologist	- Economy, Transport and Environment
Schools Travel Planner	- Children's Services

## **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  
Local Borough Councillor  
Local Residents  
Fire Officer  
Access Officer  
Planning Department  
Crime Prevention Officer  
Arboricultural Officer

## **15 Recommendations**

- 15.1 That the Executive Member for Education gives approval to the project proposals for North Baddesley Infant and Junior Schools, at an estimated total cost of £4,160,000.
- 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 £67,000 (including fees) 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> <a href="#">Children's Services Capital Programme 2016/17 to 2018/19</a>	<u>Reference</u> 6997	<u>Date</u> 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	

## **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:

An equalities impact assessment has been completed as part of this report and a low impact has been identified.

The proposals seek to either replicate or improve existing accessibility and amenities found across both Infant and Junior Schools, while complying with Building Regulations Approved Document Part M and BS 8300:2009.

At the Infant school a new ramp will replace existing stairs to provide improved access to the playground between the existing building and the proposed classroom block. The proposed covered link will enable a continuous sheltered route to the new classrooms, while increasing covered play space generally.

A newly relocated main entrance within the existing Infant school will improve safeguarding measures, while providing a more welcoming and functional reception space for both visitors and staff.

The proposed Junior school extension will continue the significant improvement that ongoing re-clad works will provide.

The completed assessment 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 negative 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.
  - Reduced fire compartment sizes.
  - 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, 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.
- 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 extended roof canopies above large glazing areas, on the Infant School site, 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:**

<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 Alan Dowden	Local Member for Baddesley	22.12.2016	23.12.2016 Supportive of the proposals.