

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	18 January 2017
Title:	Park View Junior School Extension
Reference:	7455
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 Park View Junior School in Basingstoke, at an estimated total cost of £1,477,000.
- 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 increased student numbers in the local areas.

2. Scope of Work

- 2.1. It is proposed to permanently expand Park View Junior School by two classes to provide a 3 Form of Entry (FE) school, to cater for a total of 360 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. Park View Junior School is located off Pinkerton Road in Basingstoke. The school shares a campus with Park View Infants School. The school's net capacity is 300 and there are currently 254 pupils on roll. The school provides specialist access places that feeds to Aldworth College.
- 3.2. It is proposed that the works be procured through the Local Construction Framework tender process. Dawnus have been appointed for Pre Construction duties. It is anticipated that works will commence on site during Summer 2017 and complete during Summer 2018.

- 3.3. It is proposed that the contractor will access the school site by a temporary construction access point off Denham Drive. This will be reinstated on conclusion of the works. 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	Capital Programme
	£'000	£'000
Buildings	1,268	1,268
Fees	209	209
	1,477*	1,477*

* 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)	0	0	0
2. From Other Resources			
a) Developer's Contribution	1,268	209	1,477
Total	1,268	209	1,477

a) Building Cost:

Net Cost = £2,218 per m²

Gross Cost = £3,967 per m²

b) Furniture & Equipment:

Included in the above figures is an allocation of approximately £60,000 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: £ 47,909.21

Devolved capital as at 31 March 2016: £4,046.51

4.4 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	81	81

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 Junior School was built in the 1960's of SCOLA System design and is both single and two storeys. Elevations are a combination of brickwork, cladding and powder coated windows.
- 6.2. Refurbishment of three teaching areas was undertaken in Spring 2016 and forms part of this expansion proposal.
- 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. The addition of an automated barrier will control access and improve safety.

7. Scope of the Project

- 7.1. The expansion works at Park View Junior School will include:

- Two new classrooms
- Provision of small group teaching rooms through internal alterations.
- Reconfiguration of a hard play area and relocation of play equipment
- Enlarge the shared car park to include additional parking, pupil cycle and scooter storage

8. The Proposed Building

- 8.1. The proposed single storey extension is designed to complement the scale of the original buildings which it adjoins. External walls will be of brick with aluminium powder coated windows. The extension will connect to the existing school building with a metal roof covering over the two new classrooms.

9. External Works

- 9.1. The external landscape proposals at Park View Junior School will include:

- Landscape works to increase the existing external areas of the school
- Additional parking spaces for the new classrooms. New paths to provide full access to the building
- Tree removal and replacement
- Temporary access created for construction traffic (to be removed on completion of works)

10. Car Parking

- 10.1. The project will provide additional car parking on the school site which complies 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 11 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

11. Planning

- 11.1. A planning application was submitted on 18 November 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 Engineer	- Culture, Communities & Business Services
Drainage Engineer	- Economy, Transport and Environment
Highways Department	- Economy, Transport and Environment
Acoustic Consultants	- 24 Acoustics

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
Archaeologist
Ecologist

15. Recommendations

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent extension of Park View Junior School, Basingstoke at an estimated total cost of £1,477,000.

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>
Children's Services Capital Programme 2016/17 to 2018/19	6997	20.01.2016
Children's Services Capital Programme 2015/16 to 2017/18	6174	
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 is a modest extension of 2 classrooms to a well established Junior School.

The submitted Planning Application for the project is fully accessible although has some existing limitations, the application indicates the inclusion of an additional accessible toilet to serve the planned extension. This additional facility is required as the travel distance and route through the hall makes the extension non compliant without it.

The school however intend to undertake a full Access Statement to show this additional facility is not required; the Building Regulation Authority has indicated that this would be acceptable, subject to Hampshire County Council indemnifying the Authority on the relaxation.

The planned space for an accessible toilet will be retained and used as a general store so this additional facility could be added in the future if required.

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 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.
 - Consideration of secure by design principles have been included in the proposed extension. The existing building's bin storage remains unchanged. External lighting for the proposed extension will be improved.

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.
 - Acoustic attenuation to allow natural ventilation.
 - Energy efficient lighting and heating controls, 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 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.
- Solar controlled glass 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 Criss Connor	Local Member for Basingstoke Central	22.12.2016	The Local Member was consulted and no response was received prior to despatch of the final papers.
Councillor Stephen Reid	Local Member for Basingstoke North West	22.12.2016	26.12.16 Supportive of the proposals.