

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	18 January 2017
Title:	Robert May's School - Expansion
Reference:	7754
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 Robert May's School in Hook, at an estimated total cost of £7,600,000.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.3. Hampshire County Council Children's Services have identified a requirement for an additional 150 pupil places within Robert May school's existing catchment, or 1 Form of Entry (FE) for the start of the academic year 2019.

2. Scope of Work

- 2.1. It is proposed to provide additional teaching and ancillary spaces together with increased on site car parking and bus access to accommodate the 150 additional pupils. This will increase the school's capacity from 8 FE to 9FE.
- 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.
- 2.3. Additional external sports facilities will be provided under a separate specialist contract.

3. Contextual Information

- 3.1. Robert May's School is located off West Street in Odiham, Hook. The School is a mixed 11-16 secondary school and is situated in a rural location with a widely dispersed catchment area between Basingstoke in the West, and Farnborough in the East. The school's net capacity is 1200

and there are currently 1201 pupils on roll. The school has gained Academy Status in May 2012.

- 3.2. The works will be procured through the Southern Construction Framework. Morgan Sindall have been selected via a mini competition for pre construction activities. It is anticipated that works will commence on site during Summer 2017 and complete during Autumn 2018.
- 3.3. It is proposed that the contractor will access the school site by the main school entrance off West Street. 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.
- 3.6. There is a proposal to acquire land adjacent to the school site to form an additional adjacent playing field to the north east of the school site and this is being pursued in parallel to, but separate from, the proposed works in this report.

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	6,524	6,524
Fees	1,076	1,076
	7,600*	7,600*

* 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 £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,328	219	1,547
b) School			
2. From Other Resources			
a) Developer's Contribution	5,196	857	6,053
Total	6,524	1,076	7,600
Contingency (para 4.2.1)			266
Total			7,866

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 £266,000 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 = £2,468 per m²

Gross Cost = £4,642 per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £210,000 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: n/a – Academy school

Devolved capital as at 31 March 2016: n/a – Academy school

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	433	433

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 school was founded in 1674 and opened on its current site in Odiham in 1972. The buildings are of system built construction. Four additional extensions have been added; the science and sports hall, the library and english and maths blocks.
- 6.2. The existing electrical supply is being upgraded and other mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.3. Improved access and parking arrangements are being included as part of the scheme. 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 Robert May's School will include:

- New build two-storey building with bridge link
- 4 general teaching classrooms
- 1 practical classroom
- Lift and bridge access to existing school building

- Relocation of library
- Relocation of reception and general office
- Medical Inspection room and seminar space
- Demolition of caretaker's bungalow to accommodate extra car park spaces.

Refurbishment works including;

- The existing library remodelled into a science 'master classroom'
- An existing ICT room remodelled into general teaching classroom
- Expanded dining area

8. The Proposed Building

- 8.1. The proposed school expansion is designed to complement the form, character and scale of the two storey building at the front of the school to which it will adjoin. The external finish will be of brickwork, and parapetted. The windows, doors and glazed screens will be aluminium powder coated, and with a high performance roof.
- 8.2. The proposed extensions will improve accessibility to the wider site. A lift is proposed within the new extension and a bridge link added at first floor level to connect the new first floor accommodation with the existing building.

9. External Works

- 9.1. The external landscape proposals at Robert May's School will include:
 - New school entrance and reconfigured car parking/coach drop off.
 - Associated landscaping to front of school and new courtyard.
 - 10 additional car parking spaces and 6 additional coach parking spaces.
 - Additional 15 covered and lockable cycle spaces will be provided.
 - Significant provision of new trees to include replacements where trees have been removed.

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). There will be 10 additional car parking spaces, 1 of which will be fully accessible (totalling 3 fully accessible spaces) and 6 additional coach parking spaces.

11. Planning

- 11.1. A planning application has been submitted and was granted on 19th 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 and Electrical	) Culture, Communities & Business Services
Structural Engineering	) Culture, Communities & Business Services
Quantity Surveying	) Culture, Communities & Business Services
Principal Designer	) Culture, Communities & Business Services
Highways & 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:

Headteacher
School Governors
Community Groups
Children's Services
Local Residents
Executive Lead Member for Children's Services
Local County Councillor and District Councillors
Local MP
Fire Officer
Access Officer
Arboriculturalist
Planning Department
Ecologist
School's Travel Plan Team
Archaeologist

15. Recommendations

- 15.1. That the Executive Member for Education gives approval to the project proposals for the Robert May's School, at an estimated total cost of £7,600,000.
- 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 £266,000 be approved.

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> 20/01/2016
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.)

DocumentLocation

None

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. Equality Impact Assessment:

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

The proposed new building and landscape alterations have been designed to be fully accessible allowing inclusion for all staff, pupils and visitors. The building design will be developed to ensure compliance with the Building Regulations Approved Document Part M and BS 8300:2009. Hampshire County Council Access Officers have been consulted during the scheme design stage of this project and an Access Statement was included within the planning approval process.

The inclusion of a bridge link from the first floor level of the new building to the existing school will dramatically increase accessibility to the existing school accommodation.

The completed assessment can be viewed via the attached link.

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

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 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 the Academies Insurer, 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. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations, have been undertaken 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 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.
- 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 to avoid summer time overheating.
- In line with HCC policy the building will include appropriately sized Photovoltaic Solar Panel
- 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 Jonathan Glen	Local Member for Odiham	22.12.2016	The Local Member was consulted and no response was received prior to despatch of the final papers.