

HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Executive Lead Member for Children's Services
Date:	11 March 2010
Title:	Stanmore Primary School, Winchester
Reference:	1000
Report From:	Director of Property, Business and Regulatory Services

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1. Executive Summary

- 1.1. This report seeks approval to design proposals for a kitchen/dining room replacement, a classroom extension, new toilets and refurbishment works at Stanmore Primary School, Winchester, at a total estimated cost of £718,000 (including fees).

2. Scope of Work

- 2.1. It is proposed to provide a new kitchen within an existing classroom space adjacent to the existing hall, which is to be refurbished for dining use, and to construct a classroom extension, together with reconfiguration of an existing cloakroom area to provide additional reception class toilets. The toilets serving the junior classroom wing will be brought into the main school building using a former cloakroom area currently used as a group room. In a freestanding annexe, the existing external girls' toilets will be refurbished to provide a replacement group room and the external PE store and cleaner's cupboard will be accommodated in the reduced boys' toilets retained for external use.
- 2.2. Although funding for the project has already been approved, this report outlines the available funding within which the project must be designed and delivered.
- 2.3. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.

3. Contextual Information

- 3.1. Stanmore Primary School is located on Stanmore Lane, in a residential area on the outskirts of Winchester. The school has a capacity of 315 pupils (7-11 years) and there are currently 296 pupils in attendance. The proposals do not increase pupil capacity.

- 3.2. The existing school buildings are traditional in appearance, with brick walls and tiled roofs.
- 3.3. The existing dining and kitchen facilities are considered to be outdated, beyond economical repair and inappropriately positioned, being located separately to the east of the main school buildings. It is now proposed to relocate the facilities within the main school building. The existing kitchen currently services other schools within the area and this provision will continue once the refurbishment is complete.
- 3.4. The scheme will be procured through a traditional tender process. It is anticipated that tenders will be invited during May 2010, works will commence on site during July 2010 and be completed by December 2010.

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	624	352
Fees	94	58
Land to be purchased	-	-
	*718	*410

* 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)	352	58	410
b) DCSF Grant	163	27	190
c) Landlord P&R Funding	16	2	18
d) School – devolved capital	93	7	100
Total	624	94	718

- c) *Building Cost:* NB Scheme has a high proportion of alterations and it is not appropriate to quote net or gross costs.
- d) *Furniture & Equipment:* To be provided by School

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2009</i>	£13,964
<i>Devolved capital as at 31 March 2009</i>	£119,328

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	Nil	Nil	Nil	37	37
Unit cost (£) (e.g. per place)					
% variation to Committee's budget					
Number of additional Staff (fte)					

Please Note: The overall level of the revenue budget for funding schools will (from April 2006) be prescribed by central government, and capital projects have no bearing on the level of this budget. Therefore, this proposed project will have no bearing on the overall level of the Children's Services budget, extra costs and savings being met from the same overall schools' funding level.

- b) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

5. Risk & Impact Issues

Agenda Item:

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 school is bounded by the railway line to the east, Stanmore Lane to the north and residential housing on other boundaries. The site is well-sheltered within large grounds and contains a variety of mature trees.
- 6.2. The contractor will access the site via the main entrance. Once within the school boundaries, pupils and staff will be clearly separated from construction traffic and activities. Deliveries and movement of plant will be restricted during the school day to ensure the safety of all those involved.
- 6.3. It is anticipated that the works will be carried out in one continuous phase, with the various refurbishment works outside the two principal sites (ie the new kitchen area and the extension) taking place during the summer holidays, thus allowing the school to accommodate the construction work without the need for temporary accommodation.
- 6.4. The existing mains services are considered to be of sufficient capacity to be extended and adapted as required to serve the proposed additional accommodation.
- 6.5. On completion of the works, the existing stand-alone kitchen and dining hall will be demolished within the contract for the building works.

7. Scope of the Project

- 7.1. The extension and refurbishment proposals will provide the following new or refurbished accommodation:
 - kitchen with servery and associated staff toilets
 - acoustic ceiling and gym equipment store for the existing hall
 - reception teaching space to include 'story room'
 - reception pupil toilets
 - junior pupil toilets adjacent existing junior classrooms (to replace existing external provision)
 - group room relocated to existing stand-alone girls' toilet building
 - external PE equipment store and cleaner's cupboard relocated to existing boys' toilet in the same building, retaining some boys' toilets for 'external' use

8. The Proposed Building

- 8.1. The proposed reception class extension will be located to the rear of the site, adjacent an existing classroom. This location has been determined in line with the school's development plan for further extension in the future in this area.
- 8.2. The proposed extension will be of traditional masonry construction, with high-performance roof and timber double-glazed windows and doors. The teaching space will gain additional natural light from a roof-mounted north light.

- 8.3. The conversion of the reception classroom located in the front wing of the school to form a new kitchen will not significantly impact on the external appearance of the building. The conversion to a kitchen will require the installation of a roof-mounted air intake and exhaust cowls on the least visible face, together with improvements to the existing ramp to the external door.

9. External Works

- 9.1. There are no significant landscape proposals for this scheme other than making good around the new extension.
- 9.2. It is anticipated that some existing semi-mature trees and shrub growth will be removed to facilitate the extension.
- 9.3. Refuse storage for the school and the kitchen will be rationalised with a single enclosure for both on the southeast boundary. The infant playground will be segregated from the delivery trolley route to the kitchen by a new fence.
- 9.4. A turning head for delivery and emergency vehicles will be formed on the site of the demolished kitchen/dining block.

10. Planning

The Planning Officer has confirmed that planning permission is not required for this scheme, which is mainly internal reconfiguration/ refurbishment. The extension is regarded as permitted development.

11. Building Management

The existing building management arrangements will continue.

12. Professional Resources

Mechanical and Electrical)	Property, Business & Regulatory Services/Pope Consulting Ltd
Structural Engineering)	WSP Consultants
Architectural)	Property, Business & Regulatory Services
Quantity Surveying)	Property, Business & Regulatory Services

13. Consultations

The following have been consulted during the development of this project and any relevant feedback can be seen in overview in Appendix C:

Local County Councillor
School/Governors
Children's Services
Fire Officer
Access Officer
Planning Department
Ecology Officer
Landscape Architect and Arboriculturalist

14. Recommendations

That the Executive Lead Member for Children's Services approves the proposals for an extension and internal alterations at Stanmore Primary School, Winchester, at a total estimated cost of £718,000 (including fees).

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):	

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.)

Document

Location

None

RISK & COMBINED IMPACT ASSESSMENT:

Race and Equality Impact Assessment

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

Crime Prevention Issues

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. The proposals in this report have no impact on the prevention of crime.

Fire Risk Assessment

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

Health and Safety

A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

Climate Change

The extension and refurbished areas within the existing buildings have been designed to minimise impact on the environment. High levels of insulation will be used and a natural ventilation strategy employed as appropriate. Glazing will be arranged to give good levels of natural day lighting, whilst minimising peak time summer overheating. High efficiency lighting will be used which has daylight linked controls. The new toilet installations will comply with current regulations in respect of water-saving measures.

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Cllr P Edgar	Assistant to Cllr Kirk in his role as Executive Member for Children's Services		

OTHER FORMAL CONSULTEES:

Organisation	Reason for Consultation	Date Consulted	Response:
Cllr P Dickens	Local Member	19.02.10	Cllr Dickens has confirmed that she fully supports the proposals