

## HAMPSHIRE COUNTY COUNCIL

<b>Decision Maker:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	11 March 2010
<b>Decision:</b>	Purbrook Park Secondary School, Purbrook
<b>Reference:</b>	1023
<b>Report From:</b>	Director of Property, Business and Regulatory Services

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### 1. Executive Summary

- 1.1. This report seeks approval to the design proposals for an extension at Purbrook Park Secondary School, Purbrook, at a total estimated cost of £395,000 (including fees).

### 2. Scope of Work

- 2.1. The school currently lacks a food technology teaching space and it is therefore proposed to extend an existing teaching space adjacent to the existing school kitchens to form a new food technology classroom.
- 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.
- 2.2 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. Purbrook Park Secondary is a Foundation school located at Park Avenue, Purbrook, a predominantly residential area. The school has a capacity for 848 pupils (11-16 years) and there are currently 842 pupils in attendance.
- 3.2. The school campus consists of a number of linked and separate buildings of differing ages and types. The main school building was originally a manor house and dates from the late nineteenth century. This building has been extended over the years to meet the school's requirements.
- 3.3. The scheme will be procured through the Tier 2 Hampshire County Council framework. It is anticipated that tenders will be invited during February 2010, works will commence on site during May 2010 and be completed during September 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:

<b>Capital Expenditure</b>	<b>Current Estimate</b>	<b>Capital Programme</b>
	<b>£'000</b>	<b>£'000</b>
Buildings	344	261
Fees	51	39
Land to be purchased	-	-
	<b>*395</b>	<b>*300</b>

\* 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</b>	<b>Fees</b>	<b>Total Cost</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
1. From Own Resources			
a) Capital Programme (as above) (Food Technology Grant)	261	39	300
b) Children's Services Secondary Improvements	63	9	72
2. From Other Resources			
a) Policy & Resources NDS Budget	20	3	23
<b>Total</b>	<b>344</b>	<b>51</b>	<b>395</b>

##### a) *Building Cost:*

Net Cost = £2,311 per m<sup>2</sup>

Gross Cost = £4,190 per m<sup>2</sup>

##### b) *Furniture & Equipment:* costs include fit-out to Food Tech including appliances (eg fridges, freezers, cookers).

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2009</i>	£193,843
<i>Devolved capital as at 31 March 2009</i>	£169,927

4.4. Revenue Issues:

a) Overview of Revenue Implications:

	<b>(a) Employees £'000</b>	<b>(b) Other £'000</b>	<b>(a+b) *Net Current Expenditure £'000</b>	<b>(c) Capital Charges £'000</b>	<b>(a + b + c) Total Net Expenditure £'000</b>
Revenue Implications Additional + / Reductions	Nil	Nil	Nil	*395	*395
Unit cost (£) (e.g. per place)					
% variation to Committee's budget					
Number of additional Staff (fte)					

\* As this is a Foundation School, the total charge will appear in the first year of accounting  
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**

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 building, which dates from c.1830, is Grade II Listed and forms the entrance to the school. A variety of traditionally constructed buildings have been added over the years, the most recent addition being a Languages Resource Centre in 2005.
- 6.2. The school site is bounded to the north, east and west by residential development, and to the south by playing fields.
- 6.3. The proposed food technology space will be located within an existing teaching area which will be extended to the west. The existing teaching space will be relocated to another available space within the school.
- 6.4. The existing mains services will be upgraded to meet the needs of the scheme.
- 6.5. The main vehicular and pedestrian access to the school is from Park Avenue, to the west of the site, and the contractor will use this access during the construction period. The site compound will be segregated from the school at all stages of the construction period. Deliveries to the site will be prohibited at the start and end of each school day.

## **7. Scope of the Project**

- 7.1. The food technology area will include the following:
  - teaching space
  - resources room
  - associated storage.

## **8. The Proposed Building**

- 8.1. The extension will be of rendered masonry construction with brick plinth, aluminium powder-coated, double-glazed windows, external doors and aluminium roof fascia to blend into the line of the existing building.
- 8.2. The extension will continue the roofline of the existing kitchens but will present a new elevation to the original house. This elevation will be rendered to reflect the finish of the manor house. The side elevation will be predominantly an aluminium glazed screen with an overhanging roof.
- 8.3. The existing pupil entrance will be replaced to provide a modern and welcoming entrance, providing an improved link between the existing buildings.

## **9. External Works**

- 9.1. The extension will be located on an underused grassed area and landscaping will consist of making good around the build area with localised paving.
- 9.2. There are no proposals to alter the existing pedestrian and vehicular accesses or parking arrangements as a result of this proposal.

## **10. Planning**

A planning application was submitted during November 2009.

**11. Building Management**

The existing arrangements will continue.

**12. Professional Resources**

Mechanical and Electrical Structural Engineering Architectural Quantity Surveying	}	Property, Business & Regulatory Services
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**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

**14. Recommendations**

That the Executive Lead Member for Children's Services approves the proposals for an extension at Purbrook Park Secondary School, Purbrook, at a total estimated cost of £395,000 (including fees).

**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):	

**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 will be built to equal or exceed the current building regulation standards for thermal performance. A site waste management plan will be employed by the contractor on site. The area of the existing building which is being altered will be overclad with insulation to meet current standards, again improving on the energy efficiency of the building. Windows will be shaded to reduce the effects of solar gain and will be of a suitably high-performance specification.

**FEEDBACK FROM CONSULTEES:**

**OTHER EXECUTIVE MEMBERS:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Cllr P Edgar	Assistant to Cllr Kirk in his role as Executive Member for Children's Services	23.02.10 (Chairman's Briefing meeting)	-
Cllr R McIntosh	Local Member	19.2.10	Cllr McIntosh has confirmed his agreement to the proposals within the report

**OTHER FORMAL CONSULTEES:**

<b>Organisation</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
-			