

HAMPSHIRE COUNTY COUNCIL

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| Decision Maker: | Executive Lead Member for Children's Services |
| Date: | 11 March 2010 |
| Title: | Swanmore College of Technology, Swanmore |
| Reference: | 1249 |
| Report From: | Director of Property, Business and Regulatory Services |

Contact name: Steve Clow

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1. Executive Summary

- 1.1. This report seeks approval to the design proposals for access improvements and tennis court relocation works at a total estimated cost of £331,000 (including fees).

2. Scope of Work

- 2.1. In response to safety concerns resulting from congestion caused by coach and parent drop-off parking, it is now proposed to create safer routes to school entrances by the provision of a dedicated bus route in isolation of parking areas and footpaths. This will help reduce congestion on the adjacent public highway.
- 2.2. It is also proposed to replace and relocate two existing poor-quality tennis courts away from the main circulation areas to allow extended use of the courts for both the school and the local community. Planning permission has been sought to floodlight these courts and infrastructure is to be put in place to allow floodlighting to be incorporated at a later date.
- 2.3. Following a change in the school's management arrangements, the existing caretaker's house has been unoccupied for several years. Located at the front of the school, it is considered to have no viable future use. It is therefore proposed to demolish the building to eliminate future maintenance liability and provide space for cycle parking in its place.
- 2.4. Although funding for the project has already been approved, this report outlines the available funding within which the project must be designed and delivered.
- 2.5. 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. Swanmore College of Technology is located on the southern edge of Swanmore Village and is adjacent to open countryside. The school capacity is 1,329 places and there are currently 1,311 pupils on roll. The proposals do not increase pupil capacity.
- 3.2. The campus consists of a cluster of different buildings and the original brick-built school dates from the late 1950's. A series of brick and system-built extensions and stand-alone buildings have been constructed over the years, and a new multi-use games area was completed in 2004.
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- 3.4. The project is being procured through the hard landscaping framework arrangement. It is anticipated that work will commence on site during June 2010 and be completed by October 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 | 293 | 9 |
| Fees | 38 | 1 |
| Land to be purchased | - | - |
| | *331 | *10 |

* 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) | 9 | 1 | 10 |
| b) Safer Routes to School 2009/10 | 43 | 7 | 50 |
| c) Safer Routes to School 2010/11 | 77 | 13 | 90 |
| b) School – Devolved Capital | 114 | 11 | 125 |
| 2. From Other Resources | | | |
| a) Landlord's Capital Programme 2010/11 | 50 | 6 | 56 |
| Total | 293 | 38 | 331 |

a) *Building Cost:*

Net/Gross Costs – N/A – external scheme

b) *Furniture & Equipment:*

N/A – external scheme

4.3. School Balances:

The school has the following level of balances:

| | |
|--|----------|
| <i>Published revenue balance as at 31 March 2009</i> | £314,361 |
| <i>Devolved capital as at 31 March 2009</i> | £518,840 |

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 | 17 | 17 |
| 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

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 buildings are situated close to New Road to the east of the site. The school's playing fields are located around the northern, western and southern boundaries.
- 6.2. Parking is accessed off New Road and is dispersed to the east of the school into broadly five areas. These areas lie between the sports hall and artificial turf pitch; to the south east entrance; adjacent to north of the existing tennis courts; along the access road to the school entrance, and to the north of the access road adjacent to New Road.
- 6.3. As many as 15 buses currently drop-off and pick-up pupils to the school. Some of the buses pull into the school from New Road, with the remainder backing up along New Road. At the same time, a large number of parents drop-off and pick-up their children along New Road which results in traffic congestion, and has led to a number of minor road traffic accidents.
- 6.4. A multi-use games area, used for tennis and basketball, lies between the school buildings and New Road. This is currently surrounded by 3-5m high chainlink fencing. The fence is in a state of disrepair and the tennis court surface is in a poor condition.
- 6.5. A small number of trees lie within the grassed areas between the car park, tennis courts and road.
- 6.6. A water main crosses the car parks closest to the sports hall which runs towards the south eastern corner of the tennis courts.
- 6.7. The existing caretaker's house is redundant and has remained unoccupied since June 2006.
- 6.8. The location of the proposed works has been determined to ensure that potential future development on the site is not limited by the current proposals.

7. Scope of the Project

- 7.1. It is proposed that the existing area to the front of the school along New Road will be reconfigured to provide improved bus access, car parking and safer routes to schools for pedestrians and cyclists.
- 7.2. There will be no change to the number of parking bays provided for the school.
- 7.3. Vehicle access and egress to the school and community sports facility will be simplified. It is planned to provide one point of entry/egress for buses, service vehicles and cars, with a separate car park and access for staff only to the north.
- 7.4. A segregated bus pick-up/drop-off area will be created.
- 7.5. The proposals will:
 - provide safer routes to school for children by introducing new and improved pavements and footpaths
 - relocate the multi-use games area away from the main car and pedestrian routes to link with other sports facilities

- improve the quality of the existing multi-use games area
- eliminate further maintenance expenditure by demolishing the caretaker's house
- provide the necessary infrastructure to enable the multi-use games areas to be floodlit in the future.

7.6. The caretaker's house will be demolished and replaced with a covered cycle storage area.

8. Planning

A planning application was submitted during January 2010. No objections have been raised and planning permission is expected to be dealt with by delegated authority, rather than Committee.

9. Building Management

Existing arrangements are not affected by the proposals within this report.

10. Professional Resources

| | |
|----------------------------|--|
| Mechanical and Electrical) | |
| Structural Engineering) | |
| Architectural) | Property, Business & Regulatory Services |
| Quantity Surveying) | |

11. 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

12. Recommendations

That the Executive Lead Member for Children's Services approves the project appraisal outlining proposals for access improvements and tennis court relocation at Swanmore College of Technology, at a total estimated cost of £331,000 (including fees).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

| | |
|--|-----|
| Hampshire safer and more secure for all: | yes |
| 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

All existing emergency access is to be maintained to serve the buildings and site. The existing timber fenced enclosure around the bin store is to be replaced with a brick-built enclosure to reduce fire risk.

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 proposals seek to use existing hardcore material and recycled aggregate where possible within the base make-up of hardstanding areas. The majority of topsoil material excavated will be reused within the soft landscaping proposals. Surplus topsoil will be dispersed with the school grounds.

Car park lighting will use the most appropriate and economically energy-efficient lighting.

Native tree and shrub planting is proposed as part of the scheme.

The local ground conditions are poorly draining clay and the existing synthetic turf pitch is prone to flooding. Surface water run-off for the car park and access improvements is to be tied into the existing system.

Drainage associated with the tennis courts will be attenuated and directed to the existing watercourse along the southern boundary of the site at a rate not exceeding the greenfield run-off rate.

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 | | |
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OTHER FORMAL CONSULTEES:

| Organisation | Reason for Consultation | Date Consulted | Response: |
|---------------------|--------------------------------|-----------------------|------------------|
| Cllr Mrs Hindson | Local Member | | |