

HAMPSHIRE COUNTY COUNCIL

Decision Maker:	Executive Lead Member for Children's Services
Date:	11 March 2010
Title:	Weeke Primary School, Winchester
Reference:	1318
Report From:	Director of Property, Business and Regulatory Services

Contact name: Steve Clow

Tel: 01962 847858 **Email:** steve.clow@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the design proposals for an extension to form a Music Room and new pupil entrance at Weeke Primary School, at a total estimated cost of £250,000 (including fees).

2. Scope of Work

- 2.1. Weeke Primary School has recently been expanded from a 1.5 FE school to a full 2 FE capacity school in response to a need for additional school places in the local community. It is now proposed to provide a music room and a new pupil entrance.
- 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. Weeke Primary School is located in Stoney Lane, which lies to the northwest of Winchester in a location with a variety of playing fields and wildlife gardens. The school capacity is 360 places and there are currently 309 pupils on roll. These proposals do not increase pupil capacity.
- 3.2. The existing school buildings date from 1970 and are of traditional construction. The school was extended in 1989 to provide a two classroom foundation years facility and an enhancement around the main entrance area to provide special needs accommodation.

3.3. It is anticipated that the works will be procured through a traditional tender process, with tenders being invited during March 2010. The works are programmed to commence on site during June 2010 and complete during 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	215	215
Fees	35	35
Land to be purchased		
	250	250

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)	215	35	250
Total	215	35	250

a) *Building Cost:*

Net Cost = £2,009 per m²

Gross Cost = £3,357 per m²

b) *Furniture & Equipment:*

F&E will be provided through the block vote allocation.

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2009</i>	£41,504
<i>Devolved capital as at 31 March 2009</i>	£89,624

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	13	13
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 school site lies within a predominantly residential area, bounded on three sides by residential buildings, an Adult Education Unit and St Thomas More Church, and on the southwest boundary by local playing fields.
- 6.2. The proposed music room extension will be sited in the southeast corner of the school site, facing the main playground and adjacent to existing pupil toilets.
- 6.3. The existing pupil entrance is located to the south of the main school buildings, whilst the main playground is on the north side of the site. The current access route is therefore not ideal and it is proposed to make alterations to the existing toilet area at the west end of the school in order to provide a more suitable pupil entrance.
- 6.4. No permanent alterations to the main vehicular or pedestrian entrance are proposed and 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.
- 6.5. The mains services are considered to be of sufficient capacity to be extended and adapted as required to serve the proposed additional accommodation.

7. Scope of the Project/Proposed Building

7.1. Proposed Music Room extension

The existing main hall is the primary space for all collective or non-desk based teaching and the provision of a music room/flexible teaching space will alleviate the existing pressures on the main hall. An associated storage area for the new music room will be incorporated into the design. The extension will be single-storey, the roofline aligning with the existing building, and constructed in facing brickwork with aluminium doors and windows. The extension will have a low-profile high-performance roof, with timber fascias and soffits to align with the adjacent existing building. The extension will be naturally ventilated by opening windows.

7.2. Proposed new Pupil Entrance

The existing toilet area to the west of the school will be reconfigured and extended to allow a new covered pupil entrance to be formed.

8. External Works

- 8.1. There are no significant landscape proposals for this scheme, other than the provision of some new paved areas around the classroom for external play.

9. Planning

A planning application was submitted during January 2010.

10. Building Management

The existing arrangements will continue.

11. Professional Resources

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

12. Consultations

12.1. 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

13. Recommendations

That the Executive Lead Member for Children's Services approves the design proposals for an extension to form a Music Room and new pupil entrance at Weeke Primary School, at a total estimated cost of £250,000 (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 placement of opening lights will facilitate natural ventilation and good cross-ventilation. Low-energy lighting will be installed within the extension. Faced brickwork, aluminium window systems and high-performance roofing materials will be used which will minimise ongoing maintenance requirements.

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 Mrs P Dickens	Local Member	19.02.10	Cllr Dickens has confirmed that she is supportive of the proposals