

**HAMPSHIRE COUNTY COUNCIL**

<b>Decision Maker:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	11 March 2010
<b>Title:</b>	Warren Park Primary School, Havant
<b>Reference:</b>	1336
<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 group rooms and a staff room extension at Warren Park Primary School, Havant, at an estimated total cost of £261,000 (including fees).

**2. Scope of Work**

- 2.1. As a result of growing staff resources, the existing staff accommodation is no longer sufficient for the school's needs. Also, inclusion and the national curriculum agenda requires more small and one-to-one teaching spaces. It is therefore proposed to extend the existing staff room to create a larger staff room and two group rooms.
- 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. Warren Park Primary School is located on a spacious site on the northern edge of Leigh Park. The school capacity is 420 places and there are currently 410 pupils on roll. The proposals do not increase pupil capacity.
- 3.2. The existing school buildings are of one- and two-storey SCOLA construction, dating from the 1970s. In 2005 the school was significantly extended to provide a 'Sure Start Centre' for preschool children and families. The school has had various extensions over the last 30 years, the most recent being a detached, sustainable low-energy 'environmental classroom' in 2009.
- 3.3. It is anticipated that the group rooms and staffroom extension works will be procured through a traditional tender process during March 2010. The works are anticipated to commence on site during June 2010 and complete during 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	231	103
Fees	30	17
Land to be purchased		
	*261	*120

\* 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)	103	17	120
b) School – revenue funds	128	13	141
<b>Total</b>	<b>231</b>	<b>30</b>	<b>261</b>

a) *Building Cost:*

Net Cost = £2,783 per m<sup>2</sup> (excluding abnormals)

Gross Cost = £3,080 per m<sup>2</sup>

b) *Furniture & Equipment:*

There is no separate Children's Services F&E allocation for this scheme.

4.3. School Balances:

The school has the following level of balances:

*Published revenue balance as at 31 March 2009* £219,720

*Devolved capital as at 31 March 2009* £118,091

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	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 is located in a predominantly residential area of Leigh Park, with playing fields to the north, south and west.
- 6.2. The proposed extension is located to adjoin the existing staff and office facilities and is sited to provide easy access off existing circulation routes.
- 6.3. The existing mains services and drainage infrastructure is sufficient to accommodate the proposals within this report.
- 6.4. No alterations to the main vehicular or pedestrian entrance to the school will be made as a result of the proposals. The contractor will access the site via the main school vehicular entrance. The contractor's compound will be located on part of the school car park adjacent to the building site. Movement of plant to or from the school site will be permitted between 8.30-9.15 am and 3.00-3.45 pm on school days.

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

- 7.1. The proposed extension will provide the following accommodation:
  - enlarged staff room
  - two group rooms

## **8. The Proposed Building**

- 8.1. The extension will be of traditional masonry construction. All materials will be carefully chosen to complement the existing buildings. The roof will be of high-performance specification, with soffit and eaves along the same line as those of the adjacent existing buildings. Door and window frames will be powder-coated aluminium. The facing brickwork wall will complement the existing face brickwork.

## **9. External Works**

- 9.1. There are no significant landscape proposals associated with the scheme, other than the provision of some new paved areas around the extension. The extension will not result in the loss of any mature trees or vegetation.

## **10. Planning**

A detailed planning application was submitted during January 2010.

## **11. Building Management**

The existing management arrangements will continue.

**12. Professional Resources**

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

**13. Consultations**

13.1. 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

**14. Recommendations**

14.1. That the Executive Lead Member for Children's Services approves the proposal for an extension and entrance alterations at Warren Park Primary School, Leigh Park, at an estimated total cost of £261,000 (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 has been designed with masonry construction which will offer high thermal mass to help reduce overheating in the summer, and equally to retain heat in the winter.

The new classroom has been designed to be naturally passively ventilated with good cross-ventilation via opening windows and rooflights. The roof has been designed to project over the south facing windows, thereby reducing solar gain and overheating in summer.

Lighting to the rooms in the extension will be fitted with PIR units set to presence/absence detection. New low-energy lamps will be fitted to all new luminaires. As part of consequential improvements which are required under the Building Regulations, luminaires will also be replaced in locations around the school, again incorporating T5 or energy-efficient compact fluorescent lamps, combined with PIR units.

**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)	-

**OTHER FORMAL CONSULTEES:**

<b>Organisation</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Cllr A Buckley	Local Member	19.02.10	"I fully support this project and welcome it. It is pleasing that the staffing ratio has increased and consequently this extra accommodation is required. I always find this school inspirational."
Cllr L Fairhurst	Local Member	19.02.10	"I can only support these proposals. Warren Park is an excellent school and anything that enhances their ability to deliver education to their pupils must be seen as a good thing."