

**HAMPSHIRE COUNTY COUNCIL**

<b>Decision Maker:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	11 March 2010
<b>Title:</b>	Wootey Infant School, Alton
<b>Reference:</b>	914
<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 for community use at Wootey Infant School, Alton, together with proposals for the replacement of external cladding, windows and doors to the main school building, at an estimated total cost of £749,000 (including fees).

**2. Scope of Work**

- 2.1. Following a successful bid to the Extended Schools' Forum, it is proposed to create a new community use building extension. Whilst the proposed extension works are on site, it is also intended to undertake the replacement of all existing school building windows, doors and external panelling that are in poor condition.
- 2.2. Although funding for the project has already been approved, this report outlines all 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. Wootey Infant School is located in a predominantly residential area of Alton. The school has a capacity for 180 pupils (4-7 years) and there are currently 126 pupils in attendance.
- 3.2. The project forms part of the wider 'Extended Schools Initiative'. The proposed community accommodation is needed to extend and improve the range of services within the area. The anticipated outcome will be increased community cohesion, a raising of standards for all children through increased attendance and fewer exclusions, improved communication through partnership working, better literacy and numeracy

levels and a proactive approach to supporting hard-to-reach parents and carers.

- 3.3. The scheme will be procured through a traditional tender process. It is anticipated that tenders will be invited during March 2010, works will commence on site during May 2010 and be completed by 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	665	246
Fees	84	41
Land to be purchased	-	-
	<b>749</b>	<b>*287</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 – Extended Schools Budget	246	41	287
b) Schools' devolved capital:			
Infant School	35	-	35
Junior School	16	-	16
Bushey Leaze Nursery School	1	-	1
c) External contribution to be collected by School	10	-	10
2. From Other Resources			
a) P & R Capital Repairs Budget	357	43	400
<b>Total</b>	<b>665</b>	<b>84</b>	<b>749</b>

a) *Building Cost:*

Net Cost = £1,712 per m<sup>2</sup>  
 Gross Cost = £2,163 per m<sup>2</sup>

b) *Furniture & Equipment:*

No allocation has been made within the budget for F&E.

4.3. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at 31 March 2009</i>	£33,962
<i>Devolved capital as at 31 March 2009</i>	£86,769

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	39	39
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**

- 5.1. 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 on a shared site with Wootey Junior School. The main school is of single-storey SCOLA construction dating from the late 1960s and due to the sloping nature of the site, is of split-level design.
- 6.2. The proposed community space will be located to the rear of the school hall and linked by a corridor.
- 6.3. Externally the proposed extension will sit between a wooded area to the rear of the site and a small planted area. The wooded area is also an enclosed school play area.
- 6.4. With reference to access arrangements for construction of the proposed extension, the contractor will enter the site via the existing access located adjacent the kitchen. 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.

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

- 7.1. It is proposed to create a multi-use community space which will have the facility to be subdivided into three smaller rooms. The following accommodation will be provided:
  - multi-use spaces
  - link corridor
  - kitchenette
  - three toilets (one of which will be fully accessible)
  - additional office space

## **8. The Proposed Building**

- 8.1. The extension will be of traditional masonry construction with external render, a high-performance roof and double-glazed powder-coated aluminium doors and windows.
- 8.2. Each space will be naturally ventilated, with space heating via a new condensing gas boiler. Opening clerestorey windows will provide supplementary daylight and natural ventilation.
- 8.3. It is also proposed to replace existing poor condition timber doors and windows on the main school building with new double-glazed powder-coated aluminium units, together with associated renewal of panelling and fascias. The new cladding will enhance the appearance of the school. The existing main entrance will be reconfigured and include the installation of sliding doors to improve accessibility.

**9. External Works**

- 9.1. A new sunken deck area will be formed outside and to the rear of the proposed new community extension.
- 9.2. A new secure play area will also be created in tarmac and this will serve the community space, with a new entrance path running from the access road to a new covered waiting area.
- 9.3. A new turning-head area will be provided to the existing vehicular access and this will maintain both an emergency vehicle access point and turning area for delivery lorries. No additional parking will be provided as part of the proposal.

**10. Planning**

- 10.1. A planning application was submitted during January 2010.

**11. Building Management**

- 11.1. The existing arrangements are currently under review.

**12. Professional Resources**

Mechanical and Electrical	}	Property, Business & Regulatory Services
Structural Engineering		
Architectural		
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
- Stakeholders

**14. Recommendations**

That the Executive Leader Member for Children's Services approves the proposals for the extension and recladding at Wootey Infant School, Alton, at an estimated total cost of £749,000 (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):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u> New Deal for Schools (NDS) Modernisation (Condition) Programmes and Funding for 2009/10 and 2010/11 (Appendix 1)	<u>Reference</u> 576	<u>Date</u> 31.03.09
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u> -		<u>Date</u> -

**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.)

<u>Document</u>	<u>Location</u>
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 orientated to minimise unwanted solar gain, whilst maintaining good levels of natural daylight and ventilation. This has been achieved by including opening windows to the north elevation and clerestory windows to the south elevation.

The building fabric will comprise traditional masonry construction with high-performance roof covering and aluminium double-glazed doors and windows.

All new lights will be controlled with motion sensors which turn off lights when rooms are not occupied.

**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		

**OTHER FORMAL CONSULTEES:**

<b>Organisation</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Cllr A Joy	Local Member	19.02.10	Cllr Joy has confirmed that he is supportive of the proposals within this report