

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date of Decision:	28 January 2011
Decision Title:	Internal Refurbishment Works at Oak Farm Community School, Farnborough
Decision Reference:	2373
Report From:	Director of Property, Business and Regulatory Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for internal refurbishment works to be undertaken at Oak Farm Community School, Farnborough, at an estimated total cost of £645,000 (including fees of £91,000).

2. Scope of Work

- 2.1. It was agreed at the Executive Lead Member for Children's Services Decision Day meeting on 17 November 2010 that the Samuel Cody Specialist Sports College would relocate from its current site to the Oak Farm Community School site from 1 September 2011.
- 2.2. It is proposed to undertake internal refurbishment works at Oak Farm Community School, in order to prepare the site for its continued educational and community use, once the existing school has closed on 31 August 2011.
- 2.3. The proposed refurbishment works at Oak Farm Community School will allow pupils relocated from The Samuel Cody Specialist Sports College to benefit from improved facilities at a larger site with more space, in addition to gaining access to a wide range of sporting and community activities.
- 2.4. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 17 November 2010 and this report outlines the available budget from 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. Oak Farm Community School

- 3.2. At a Cabinet meeting on 27 April 2009, Members agreed to the closure of the school, as a result of decreased pupil numbers. Members did, however, confirm Hampshire County Council's commitment to the continued use of the site for community and educational purposes.
- 3.3. The Oak Farm Community School site is located on Ballantyne Road in Farnborough and is an integral part of the local community that it serves. The school currently receives funding from the Council for the provision of a locally managed community education programme. There are existing community users on site, including the Oak Farm Pre-School, which provides 26 places for part of the week.

3.4. The Samuel Cody Specialist Sports College

- 3.5. The Samuel Cody Specialist Sports College is currently located on the Wavell School site on Lynchford Road in Farnborough and caters for secondary age pupils with moderate learning difficulties. The college has places available for 110 pupils and there are currently 119 pupils on roll. It serves a large geographical area, with pupils attending the school from the Rushmoor Borough and Hart District Council areas.
- 3.6. It is proposed that the existing buildings on the Oak Farm Community School site are refurbished to accommodate the relocation of the Samuel Cody Specialist Sports College. The current community uses will be retained on the school site and continue in their current configuration.
- 3.7. The refurbishment works will be procured through a traditional tender process. It is anticipated that the works will be phased to accommodate ongoing use of the site and will commence during May 2011 and complete during August 2011.
- 3.8. It is proposed that the contractor will access the site to undertake the refurbishment works via the main existing entrance off Ballantyne Road and the contractor's working compound will be secured with site fencing at all times. No deliveries or movements of vehicle will take place at the start or end of the school day, in order to avoid traffic conflict when pupils are arriving at or departing from the school.
- 3.9. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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:

Agenda item:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	554	554
Fees	91	91
Total	645	645

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)	554	91	645
Total	554	91	645

a) *Building Cost:*

The net cost is £120 per m² and the gross cost is £127 per m². This project consists of extensive refurbishment works, so costs will be less than those for an equivalent new build benchmark.

b) *Furniture & Equipment:*

The loose furniture, fittings and IT equipment allocation will be provided outside of this project and will be funded separately.

4.3. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2010

Samuel Cody Specialist Sports College £238,493

Devolved capital as at 1 April 2010

Samuel Cody Specialist Sports College £103,866

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	-	-	-	33	33

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 existing school buildings are of single and two-storey system built SCOLA construction. The proposed refurbishment works will be carried out across the school buildings on both the ground and first floor levels.
- 6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.

7. Scope of the Project

- 7.1. The project proposals comprise of the internal refurbishment of the buildings that the Samuel Cody Specialist Sports College will occupy within the existing Oak Farm Community School site.
- 7.2. The proposed refurbishment works will include:
 - Redecoration of wall finishes throughout and new floor coverings
 - Replacement of suspended ceilings and lighting, where they have been identified as being in poor condition
 - Upgrading of the toilet and shower facilities, where they have been identified as being in poor condition
 - Replacement of external window blinds
 - Conversion of a number of specialist teaching areas
 - Alterations to the existing reception area, dining room and signage
 - External redecoration to the main entrance/reception building.

8. External Works

- 8.1. There are no external landscaping proposals associated with this scheme.

9. Planning

- 9.1. Planning consent is not required for these proposals.

10. Building Management

- 10.1. The existing building management arrangements will remain in place.

11. Professional Resources

- Architectural) Property, Business & Regulatory Services
Mechanical and Electrical) Property, Business & Regulatory Services
CDM Coordinator) Property, Business & Regulatory Services

12. Consultations

- 12.1. The following have been consulted during the development of this project and their feedback can be seen in overview in Appendix C:

Local County Councillor
Oak Farm Community School Head Teacher and Governors
The Samuel Cody Specialist Sports College Head Teacher and Governors
Children's Services
Executive Lead Member for Children's Services
Fire Officer
Access Officer

13. Recommendations

- 13.1. That the Executive Lead Member for Children's Services gives approval to the project proposals for internal refurbishment works to be undertaken at Oak Farm Community School, Farnborough, at an estimated total cost of £645,000 (including fees of £91,000).

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	No
Corporate Business plan link number (if appropriate):	
Maximising well-being:	Yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	Yes
Corporate Business plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
The Samuel Cody Specialist School/ Children's Services Capital Programme Issues Future Use of the Oak Farm Community School	2076	17.11.10
Oak Farm Community School- approval to discontinue the school with effect from 31.08.11	755	27.07.09
	631	27.04.09
Direct links to specific legislation or Government Directives		
<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 proposed internal refurbishment works will have minimal impact on the carbon footprint and energy consumption of the buildings. Where lighting is being replaced, low energy lights will be utilised to reduce consumption.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
N/A	N/A	N/A	N/A

OTHER FORMAL CONSULTEES:

Councillor	Reason for Consultation	Date Consulted	Response:
Councillor R Muschamp	Local Member for Farnborough North	13.12.10	4.01.11 – Councillor Muschamp fully supports the project proposals.