

**HAMPSHIRE COUNTY COUNCIL**

<b>Committee/ Panel:</b>	Buildings, Land and Procurement Panel
<b>Date of Decision:</b>	11 January 2011
<b>Decision Title:</b>	Remodelling and Refurbishment Works at Havant Academy, Havant
<b>Decision Reference:</b>	2026
<b>Report From:</b>	Director of Property, Business and Regulatory Services

**Contact names:** Steve Clow and Bob Wallbridge

**Tel:** 01962 847858                      **Email:** steve.clow@hants.gov.uk  
01962 847894                              bob.wallbridge@hants.gov.uk

## **1. Executive Summary**

- 1.1. This report seeks approval to the project proposals for extensive remodelling and refurbishment works to be undertaken at Havant Academy, at an estimated total cost of £9,122,000 (including fees of £775,000).
- 1.2. Following the coalition Government's decision to stop the Building Schools for the Future (BSF) programme, the proposals for the Academy were placed on hold. However, on 6 August 2010, the Department for Education (DfE) confirmed that Havant Academy would receive its capital allocation, subject to the approval of the Outline Business Case, which was subsequently successfully received on 15 November 2010.

## **2. Scope of Work**

- 2.1. It is proposed to undertake extensive remodelling and refurbishment works at the academy, in order to provide a modern educational establishment, which will serve as an integral part of its local community.
- 2.2. The key aspects of the scheme of works will include a refurbished entrance area and a new lift, the enclosing of an existing courtyard to create a communal and dining space for both pupils and staff, the consolidation of engineering facilities in one building and the undertaking of access improvement and wider refurbishment and essential repair works throughout the Academy.
- 2.3. 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 proposals for the design and delivery of the project.

- 2.4. Any significant issues from either the Risk or Combined Impact Assessment will need to be addressed in the design and implementation of this project.

### **3. Contextual Information**

- 3.1. Further to the Executive Lead Member for Children's Services Decision Day meeting on 24 March 2010, at which approval was given to the closure of the Staunton Community Sports College, Havant Academy was established on 1 September 2010 as a replacement to the college.
- 3.2. The Academy is located in the West Leigh area of Havant and the proposed project will create accommodation for 700 pupils aged 11 to 16 years. The Academy has adopted English, incorporating literacy and functional skills as its first specialism and the predecessor school's specialism in sport has been retained as the second specialism.
- 3.3. A Development Agreement will be drawn up between the County Council and the Academy Company. This will provide a basis upon which the Academy participates in the process of design finalisation, is consulted by the Authority in relation to construction and commissioning matters, and allows the novation of the building contract to the Academy at a date immediately following completion of the Rectification Period (usually one year after the completion of the building contract). This novation will also enable the Academy to have a direct relationship with the contractor for the purpose of enforcing Intellectual Property Rights and Latent Defects, in line with its independent status.
- 3.4. The building works are being procured through the IESE Tier 1 framework process and approval to select and appoint a contractor, to provide pre-construction services to a maximum value of £250,000, was approved at the Executive Member for Policy and Resources Decision Day on 28 October 2010. The contractor (BAM) was appointed in November 2010 to carry out these services. It is anticipated that the building works will commence on site during June 2011 with an anticipated completion during October 2012. Members will be interested to note that the appointed contractor is that which successfully undertook the EII Court refurbishment for the County Council.

### **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	8,180	8,180
Fees	775	775
Furniture and Equipment	167	167
<b>Total</b>	<b>9,122</b>	<b>9,122</b>

## 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 (as above)	8,180	775	8,955
b) Capital Programme (for loose furniture, fittings and equipment)	-	-	167
<b>Total</b>	<b>8,180</b>	<b>775</b>	<b>9,122</b>

a) *Building Costs:*

The net cost is £1,062 per m<sup>2</sup> and the gross cost is £1,226 per m<sup>2</sup>. This project consists of extensive refurbishment works, so costs will be less than those for an equivalent new build benchmark.

b) *Furniture & Equipment:*

An allocation of £167,000 has been made for the provision of all loose furniture, fittings and equipment from the DfE grant.

c) *IT Equipment:*

An allocation for IT equipment of £964,250 has been confirmed as a direct grant to the Academy. This will be procured separately to this scheme of works.

## 4.3. Revenue Issues:

a) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations. The works will enhance the thermal performance of the buildings envelope. In addition,

the reduction in floor area will have a beneficial reduction on the buildings energy costs.

## **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 site comprises SCOLA system built accommodation that was constructed between 1968 and 1970, with a more recent addition including the Healthy Living Centre in 2005. Of the existing buildings, two blocks have their original cladding, while the remaining buildings were re-clad approximately ten years ago.
- 6.2. The existing sports accommodation has been extended and refurbished recently. The site also has a swimming pool. No works are planned to be undertaken to the pool as part of this project.
- 6.3. The community block to the north east of the campus will remain unchanged throughout the scheme of work. The block has two floors and will provide accommodation for a number of different third party users, including the relocated Growing Places Nursery.
- 6.4. The existing mains services and drainage infrastructure will be sufficient to accommodate the impact of the project.
- 6.5. The existing highways access to the site is via an estate road through the adjoining low-rise terraced housing. No permanent alterations to the main vehicular or pedestrian entrance to the Academy will be made as a result of the proposals.

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

- 7.1. The project proposals consist of a combination of major and minor refurbishment works with a small element of new build. These proposals will provide a range of sympathetically improved learning environments, including large multi-purpose teaching spaces, which will support the Academy's educational vision.
- 7.2. A summary of the proposed works is as follows:
  - The provision of a remodelled entrance area and new lift to allow access and full accessibility compliance across all curriculum areas, in line with modern best practice.
  - Internal remodelling and refurbishment to provide suited faculty areas and a range of learning spaces appropriate for a modern teaching environment.
  - The creation of a new courtyard space, which will be covered by a new translucent roof, providing enhanced assembly and dining spaces.
    - The courtyard will create a generous gathering area and will provide access to many of the Academy's social and community facilities, such as Hair and Beauty, Catering and

Learning Resources, creating a 'shop window' for many of the activities of the Academy.

- As the principal circulation space, it will also provide opportunities for social interaction among pupils, staff and the local community, as well as aiding navigation around the campus, which was previously dispersed and required external circulation.
  - The consolidation of the Automotive and Engineering facility in a dedicated remodelled block.
  - The demolition of the existing Maths Block and the bulk of smaller scale spaces at the south-east corner of the campus.
    - The removal of much of the southern accommodation will provide a more open aspect to the campus approach. It will also liberate views towards the extensive grounds and create a better ordered, more enjoyable and more easily managed environment.
    - The demolition of approximately 1,900m<sup>2</sup> of surplus accommodation will ensure that the available capital grant is maximised on the floor area of retained buildings and will reduce the future maintenance liabilities and running costs to the Academy.
- 7.3. Essential works to the fabric of the buildings will also need to be carried out, in order to return them to a good state of repair, upgrade them to meet modern standards and to provide the specific accommodation that the Academy requires to support its ambitions. These works will include:
- Repairs and thermal improvements to the roofs
  - Upgrading of heating and electrical services
  - Repairs and renewal of cladding to the Languages block.
- 7.4. The contractor will access the site to undertake the construction works via the main existing entrance off Wakefords Way 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 at the times when pupils are arriving at or departing from the school. Local arrangements will be put in place to manage risks to the public and site users.

## **8. External Works**

- 8.1. A variety of improved landscaped external spaces, linked to curriculum areas will be provided. Works to the existing site security will also be carried out.

## **9. Planning**

- 9.1. A planning application was submitted at the end of December 2010.

## **10. Building Management**

- 10.1. Havant Academy has confirmed its commitment to buy into the County Council's current Service Level Agreement (SLA) for Property Services.

## **11. Professional Resources**

Architectural	)	Property, Business & Regulatory Services
Landscape	)	Property, Business & Regulatory Services
Mechanical and Electrical	)	Property, Business & Regulatory Services
Structural Engineering	)	Property, Business & Regulatory Services
Quantity Surveying	)	Property, Business & Regulatory Services
Construction, Design & Management Coordinator	)	Capita

## **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 Councillors  
Havant Academy Principal and Chair of Governors  
Children's Services  
Executive Lead Member for Children's Services  
Fire Officer  
Access Officer  
Hampshire County Council & Havant Borough Council Planning  
Departments  
Hampshire Constabulary

## **13. Recommendations**

- 13.1. **That the Panel advises the Executive Member for Policy and Resources that:**

- a) The project proposals for extensive remodelling and refurbishment works to be undertaken at Havant Academy, at an estimated total cost of £9,122,000 (including fees of £775,000), be approved.

**CORPORATE OR LEGAL INFORMATION:**

**Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	Yes
Corporate Business plan link number (if appropriate):	
<b>Maximising well-being:</b>	Yes
Corporate Business plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	Yes
Corporate Business plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Building Schools for the Future (BSF) – Havant Academy	2065	27.09.10
Building Schools for the Future (BSF) – Update Report	1661	26.07.10
The Establishment of Havant Academy	1459	24.03.10
Building Schools for the Future (BSF): Implementation in the Havant/ Horndean area	Item 6	27.04.09

**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**

A race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

The core values of Havant Academy are excellence and inclusion. The school's purpose is to increase the number of young people becoming economically independent and effective citizens when reaching adulthood.

In addition, the Academy serves the most disadvantaged area of Hampshire and it is hoped that the school will significantly reduce the inequalities that currently exist in the local area.

### **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. A preliminary consultation has been held with the Hampshire Constabulary Crime Prevention Design Advisor for the area.

### **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 for life safety. A fire engineered solution will be adopted for the new covered courtyard to reduce the property protection risk, which is currently assessed as medium.

### **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 project proposals will enhance the energy efficiency of the existing buildings by, for example, recladding and reroofing existing blocks, which currently perform very poorly. Any new build or extensions will meet current building regulations standards for thermal performance. Where possible, appropriate sustainable materials will be employed to reduce the environmental impact of the proposals.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor R Perry, Executive Lead Member for Children's Services	Portfolio Holder	9.12.10	13.12.10 - Councillor Perry is in full support of the scheme of work.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor A Buckley	Local Member for Bedhampton and Leigh Park	8.12.10	9.12.10 - Councillor Buckley was disappointed that the BSF programme was discontinued. However, she is pleased that funding is now available for the improvement works to Havant Academy. She is in full support of the proposals and is pleased to see that this will make the school more accessible, energy efficient and generally fit for purpose.
Councillor L Fairhurst	Local Member for Bedhampton and Leigh Park	8.12.10	15.12.10 - Councillor Fairhurst is delighted with the project and is more than content with the proposed development of the Academy.