

## HAMPSHIRE COUNTY COUNCIL

<b>Committee/ Panel:</b>	Buildings, Land and Procurement Panel
<b>Date of Decision:</b>	11 January 2011
<b>Decision Title:</b>	Gymnasium Refurbishment and Extension at The Westgate School, Winchester
<b>Decision Reference:</b>	1957
<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 project proposals for the refurbishment of the existing gymnasium and changing facilities, as well as internal alterations to establish a new Health and Fitness Suite at The Westgate School, Winchester, at an estimated total cost of £1,400,000 (including fees of £198,000).

### 2. Scope of Work

- 2.1. It is proposed to refurbish the existing gymnasium and changing facilities and to convert two classrooms into a Health and Fitness Suite, in order to provide improved sports facilities for use by pupils and the local community.
- 2.2. The proposed works will also include the conversion of an engineering classroom into a textiles room and the construction of a new graphics classroom. A small extension attached to the gymnasium will provide additional storage space for sports equipment.

### 3. Contextual Information

- 3.1. The Westgate School is a Specialist Science College located in a quiet residential area of Winchester. The school net capacity is 1050. There are currently 1072 pupils on roll. The proposals in this report do not increase pupil capacity.
- 3.2. It is proposed that the scheme of works be procured through a traditional tender process. It is anticipated that the works will commence on site during June 2011 and complete during November 2011.
- 3.3. The contractors access to the site during the construction period will be via Cheriton 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.

#### 4. Finance

##### 4.1. Capital Expenditure:

There is no County Council capital programme funding allocated to this project.

##### 4.2. Sources of Funding:

4.3. Funding for the project has been sourced from The Westgate School's devolved formula capital and LMS, together with contributions from the developers of the former Winton House swimming pool site in Winchester.

4.4. The Winton House developers (David Wilson Homes) had an obligation to refurbish the former Winton House swimming pool for use by The Westgate School and the local community. The school no longer required the pool and following the outcomes of an expressions of interest exercise, which was approved at the Executive Member for Policy and Resources Decision Day on 19 October 2009, no other party was found who wished to take over responsibilities for the pool.

4.5. a cash contribution in lieu of the refurbishment works to the pool was negotiated by the County Council from David Wilson Homes and received on 1 July 2010. The strategy to utilise the monies for the proposed new facilities at The Westgate School was approved at the Executive Member for Policy and Resources Decision Day on 22 July 2010.

4.6. Sport England and Winchester City Council sports officers have given their full support to the new facilities at The Westgate School with improved community access, which will serve as a replacement for the Winton House pool.

4.7. The table below outlines the available budget within which the project must be designed and delivered.

<b>Financial Provision for Total Scheme</b>	<b>Buildings £'000</b>	<b>Fees £'000</b>	<b>Total Cost £'000</b>
1. From Own Resources			
a) School's Devolved Formula Capital	103	17	120
b) School LMS	352	58	410
c) Developer's contribution in lieu of Winton House pool refurbishment works	747	123	870
<b>Total</b>	<b>1,202</b>	<b>198</b>	<b>1,400</b>

a) *Building Costs:*

The net cost is £1,221 per m<sup>2</sup> and the gross cost is £1,297 per m<sup>2</sup>. This project consists largely of refurbishment works, so costs will be less than those for an equivalent new build benchmark.

b) *Exclusions:*

The allocation of all loose furniture, fittings and sports equipment will be sourced from outside the scope of this project and will be directly funded by the school.

4.8. School Balances:

The school has the following level of balances:

<i>Published revenue balance as at date</i>	£784,427
<i>Devolved capital as at 1 April 2010</i>	£472,958

4.9. Revenue Issues

a) *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. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the implementation of this project.

**6. Details of site and existing Infrastructure**

- 6.1. The original school building dates back to the Edwardian era, with subsequent additions having taken place in the 1960's, 1970's and 1990's, with the most recent addition being the administrative wing and new reception in 2004.
- 6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.3. No permanent alterations to the main vehicular or pedestrian entrance to the school will be made as a result of the proposals.

**7. Scope of the Project**

- 7.1. The proposed works will comprise of:
- The provision of a remodelled community entrance area, which will include a new platform lift to enable access to the existing split levels between the gymnasium and entrance, Health and Fitness room and changing facilities.

- The refurbishment of the gymnasium and changing facilities
- The conversion of existing teaching spaces with a new Health and Fitness Suite and the conversion and relocation of classroom accommodation. An engineering classroom will be converted to the relocated textiles classroom.
- The undertaking of improvement works to the building, which will include:
  - Retiling the changing facilities and introducing new flooring finishes as well as a new sprung floor in the gymnasium
  - Re-cladding of the walls and new suspended ceilings to all areas
  - Updating of the electrics, heating and showers to modern standards.
- The proposed extension will also provide the following accommodation:
  - A graphics classroom that will replace an existing and underused courtyard. This will link an existing IT classroom and remote technical block to the main campus of the building.
  - An external storage space for sports equipment adjacent to the refurbished gymnasium, which will be of load-bearing brick construction.

## **8. External Works**

- 8.1. There are minimal landscape proposals associated with this scheme.

## **9. Planning**

- 9.1. A planning application was submitted in December 2010.
- 9.2. The Lanterns Early Years Centre in Winchester currently has a planning condition that requires the Winton House pool to be refurbished. This will be extinguished in favour of the introduction of new facilities at The Westgate School, which will serve as a replacement for the former pool facility. This strategy is supported by Sport England and Winchester City Council.

## **10. Building Management**

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

## **11. Professional Resources**

Architectural	) Property, Business & Regulatory Services
Landscape	) Property, Business & Regulatory Services
Mechanical and Electrical	) Property, Business & Regulatory Services
Drainage	) Environment Department
Structural Engineering	) Property, Business & Regulatory Services
Quantity Surveying	) 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 Councillors
- School/Governors
- Children's Services
- Executive Lead Member for Children's Services
- Fire Officer
- Access Officer
- Planning Department
- Sport England
- Winchester City Council sports officers

## **13. Recommendations**

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

- a) The project proposals relating to the refurbishment of the existing gymnasium and changing facilities, internal alterations to establish a new Health and Fitness Suite at The Westgate School, at an estimated total cost of £1,400,000 (including fees of £198,000) be approved.

**CORPORATE OR LEGAL INFORMATION:**

**Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
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>
Former Winton House site, Winchester	1562	22.07.10
Former Winton House Site, Winchester	975	19.10.09
<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 proposed new sports facilities and classrooms at The Westgate School will be built to modern standards improving on the existing gym facilities in sustainability terms and will lead to reduced energy consumption. The thermal performance of the new facility will minimise heat loss in the winter and prevent summer overheating.

**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 Perry, Executive Lead Member for Children's Services	Portfolio holder	8.12.10	13.12.10 – Councillor Perry is in full support of the scheme of work at the school.

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Mrs P Dickens	Local Member for Winchester Westgate	8.12.10	20.12.10 – Councillor Dickens was happy with the detail of the project proposals.
Councillor B Collin	Local Member for Winchester Eastgate	8.12.10	9.12.10 - Councillor Collin supports the project proposals.