

HAMPSHIRE COUNTY COUNCIL

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| Decision Maker: | Buildings, Land and Procurement Panel |
| Date of Decision: | 27 May 2010 |
| Decision Title: | Barncroft Primary School, Leigh Park, Havant |
| Decision Reference: | 1564 |
| Report From: | Director of Property, Business and Regulatory Services |

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1. Executive Summary

- 1.1. This report outlines the design proposals for the amalgamation of the existing Barncroft Infant and Junior Schools, Havant, to form a two-form entry (2FE) Primary School. The project incorporates a regional hub for ICT innovation in teaching and learning and comprises remodelling and extending the existing Junior School building and the demolition of the existing Infant School building at a total estimated cost of £6,291,000 (including fees, fixed furniture and equipment and the required temporary accommodation).

2. Scope of Work

- 2.1. It is proposed to create a new two-form entry (2FE) primary school on the existing Junior School site. It is proposed to refurbish and extend the existing Junior school building and enhance the setting to create a new 21st Century learning environment and community facility. The regional hub for ICT will offer state of the art ICT resources and will be accessible to schools and their wider communities in Leigh Park. The proposed e-learning centre will play a supporting role as part of a programme of exemplar resources which can be accessed by teachers across the County. It is also intended to continue and expand the early years provision and establish a Reading Recovery training room to serve teachers from across the County.
- 2.2. Following the completion of the works it is proposed that the Infant School building will be demolished and the site, which will be surplus to requirements, will be disposed to raise a capital receipt.
- 2.3. It is also proposed as part of the construction project to address structural and service issues, improving the general condition of the existing school building and the existing swimming pool that is located on the site. It is proposed that the swimming pool will continue to be used by both the new primary school and the local community.

- 2.4. The detail of the proposals for the construction project are laid out within this report for approval.
- 2.5. Although funding for the project has already been approved this report outlines the available funding within which the project must be designed and delivered.
- 2.6. 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. Barncroft Infant and Junior Schools are located on Barncroft Road and Park Lane respectively, within the Leigh Park residential area of Havant.
- 3.2. At the Executive Member for Children's Services decision day on 17 December 2009 it was agreed to amalgamate Barncroft Infant and Juniors Schools.
- 3.3. Both the existing schools were built in 1955. They are both single storey and of steel frame and timber clad construction and have been extended several times over their lifetime. The Junior School also has a community swimming pool which is to be retained for use by both the proposed primary school and the local community as agreed by the Executive Member for Children's Services on 15 January 2010.
- 3.4. The existing Infant School roll is currently 148 with a capacity of 180 and the Junior School roll is 182 with a capacity of 270. There is a pre-school facility currently at the Infant School and it is proposed to relocate this facility into the newly formed primary school building.
- 3.5. As a result of these proposals, part of the existing site will be surplus and it is proposed that any capital receipt from a subsequent disposal is utilised to offset the total capital funding of this project. To facilitate this, a disposal strategy will be formulated, this will include obtaining any necessary beneficial planning consents for redevelopment prior to marketing.
- 3.6. During the construction phase of the project it is proposed that the Junior School staff and pupils will be relocated into the existing Infant School building and some proposed additional temporary accommodation on the Infant School site. This will be from the end of the summer term 2010 through to the autumn term 2011. Also during the construction phase, it is proposed that the existing Junior School playground and sports pitch will remain in use by the Infant and Junior Schools.
- 3.7. The contractor has been appointed for the pre-construction stage of the project through mini-competition using the IESE Tier 1 framework process. It is anticipated an enabling works contract for the existing junior school building will commence on site in August 2010, with the main contract commencing in October 2010. It is anticipated the project will be completed during October 2011.

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 (including Swimming Pool) | 5,251 | 4,706 |
| Fees | 854 | 790 |
| Furniture and equipment | 186 | 186 |
| | *6,291 | *5,682 |

* 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 | Fees | Total Cost |
|---|--------------|------------|--------------|
| | £'000 | £'000 | £'000 |
| 1. From Own Resources | | | |
| a) Capital Programme (as above - Building) | 4,550 | 750 | 5,300 |
| b) Capital Programme (as above Swimming Pool) | 156 | 26 | 182 |
| c) Capital Programme (F&E) | 186 | 14 | 200 |
| d) School (DFC) | 138 | 15 | 153 |
| 2. From Other Resources | | | |
| a) Policy & Resources Capital Repairs Budget | 407 | 49 | 456 |
| Total | 5,437 | 854 | 6,291 |

a) *Building Cost: For new extension only (not including the refurbishment elements of the project)*

Net Cost = £2,343 per m²

Gross Cost = £3,076 per m²

b) *Furniture & Equipment:*

An allocation of £200,000 has been made for the provision of all loose furniture, fittings and equipment.

c) *Temporary Buildings:*

An allocation of £238,000 has been made for the provision of temporary buildings necessary for the implementation of the building works. This amount is included in the Capital Programme.

4.3. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2009

| | |
|-------------------|----------|
| Barncroft Infants | £51,344 |
| Barncroft Junior | £100,518 |

Devolved capital as at 31 March 2010

| | |
|-------------------|---------|
| Barncroft Infants | £68,634 |
| Barncroft Junior | £12,787 |

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 | 70 | 40 | 110 | 347 | 457 |
| Additional + / Reductions | | | | | |
| 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 is 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. Barncroft Infant and Junior Schools are located in the Leigh Park residential area of Havant. The schools are located on a shared site of 3.2 hectares. The Junior School has a community swimming pool and both schools have separate playgrounds, school fields and staff car parking.
- 6.2. Vehicular and pedestrian access to the Junior School is located to the west of the site onto Park Lane. Access to the Infant school is via Barncroft Way to the east.
- 6.3. There is a difference of approximately 1.5m across the floor levels in the Junior School which is linked by ramps/steps and platform lifts. It is proposed that improved access will be achieved to the majority of the school as part of the proposed refurbishment works.
- 6.4. It is anticipated that the existing mains services are sufficient to serve the new proposals.

7. Scope of the Project

- 7.1. It is proposed to reconfigure, refurbish and extend the existing junior school building. The new school will include the following accommodation:
- New public/visitor entrance, reception and office area
 - New hall and kitchen
 - Expansion of existing pre-school to 26 place establishment
 - Two new classrooms and twelve refurbished classrooms
 - Specialist reading recovery space
 - E-learning centre and regional hub for ICT
 - Nurture space
 - Flexible group / individual tutorial spaces
 - New staff room and staff work rooms
 - Sanitary accommodation
 - Enlarged car parking facilities
 - Relocated vehicular access

- Enhancements to external areas

7.2. It is also proposed to carry out improvement and replacement works to the existing school building and to the existing swimming pool to address existing structural, services and general condition issues.

8. The Proposed Building

Existing Building

The majority of the existing external fabric of the Junior School dates back to the original build in 1955. It consists of a framed construction with single glazed timber windows and limited thermal insulation. It is proposed that the refurbishment works will include the following:

- replacement of the existing external timber cladding and windows with new insulated render and aluminium double glazing
- replacement of the existing flat roof with high performance well insulated felt roof system
- provision of external solar shading to all classrooms and the pre-school area
- provision of smart metering to all incoming services to monitor energy use
- provision of roof panels for solar pre-heated water.
- improved natural ventilation strategy to all habitable spaces

The new-build extensions to the existing building will be located primarily to the front of the existing site, i.e. to the north and west. These extensions will be of frame construction, with masonry, rendered and timber-clad external walls, high-performance felt roofs and aluminium double glazed windows and doors.

9. External Works

9.1. The landscape proposals will include the following:

- a new car park layout of 42 car parking spaces including 2 accessible spaces and delivery access
- cycle storage
- external covered link ways
- outdoor teaching spaces with solar shading
- ecological area including pond
- hard and soft play areas.

10. Planning

A planning application was submitted during March 2010.

11. Building Management

The existing arrangements will remain in place.

12. Professional Resources

| | | |
|---------------------------|---|--|
| Architectural |) | Property, Business & Regulatory Services |
| Mechanical and Electrical |) | |
| Structural Engineering |) | WSP |
| Quantity Surveying |) | Cyril Sweett Limited |

13. Consultations

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
Existing School/Governors
Proposed School Temporary Governing Body
Children's Services
Fire Officer
Access Officer
Planning Department

14. Recommendations

- (a) **That the Panel advises the Executive Member for Policy and Resources that** approval is given to the proposals for the amalgamation of the existing Barncroft Infant and Junior Schools to form a 2FE Primary School on the existing Junior School building and site and for the demolition of the existing Infant School building, at an estimated cost of £6,291,000 (including professional fees, fixed furniture and equipment and temporary accommodation).
- (b) That further to (a) above, the Director of Property Business Regulatory (Strategic Manager - Assets and Development), be authorised to:
- Develop an appropriate disposals strategy for the surplus land, having regard to the options for future use and market conditions at the time the land is released.
 - Enter into any appropriate planning and legal agreements necessary to secure planning consents in respect of the surplus land, and to settle terms relating to such agreements.

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> Children's Services Capital Programme 2010/11 to 2012/13 | <u>Reference</u> 1002 | <u>Date</u> 15.01.10 |
| 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

It is intended to re-use the existing boiler plant for the whole of the new school including the proposed extensions. The new build and refurbishments elements of the project are designed to meet the latest thermal and energy performance criteria together with addressing the performance issues of the existing buildings thereby making a significant reduction in the school's carbon footprint and energy usage.

All construction will meet or exceed the requirements of the current Building Regulations. The new primary school will maximise its contributions to the County Council's carbon reduction strategy.

Value for Money

Factors taken into consideration during the development process to ensure that the project is delivering value for money:

Procurement - the scheme is being procured through the IESE Tier 1 Framework arrangements via mini-competition as part of an innovative procurement strategy. Performance indicators from projects using this strategy are demonstrating that such an approach is delivering efficiencies and cost reductions.

Buildability/Specification - the early involvement of the contractor in the design development process has enabled them to contribute valuable experience, knowledge and expertise into achieving optimum design solutions in terms of buildability, quality and costs over the life of the building.

Whole Life Costs - the development of the project has included an analysis of costs over the whole life-cycle of the building. A Whole Life Cost plan has been prepared for the project and benchmarks with other similar primary school projects carried out by the County Council.

Sustainability - the scheme has been designed with a strong sustainability approach and although a BREEAM (Building Research Establishment Benchmark for Sustainability) rating is not specifically required, design considerations will reflect longer-term benefits delivered through low-energy use and efficiencies.

FEEDBACK FROM CONSULTEES:

OTHER EXECUTIVE MEMBERS:

| Executive Member & Portfolio | Reason for Consultation | Date Consulted | Response: |
|---|--|-----------------------|---|
| Cllr P Edgar | Assistant to Cllr Kirk in his role as Executive Member for Children's Services | 11.05.10 | At the date of agenda despatch a response was still awaited |

OTHER FORMAL CONSULTEES:

| Organisation | Reason for Consultation | Date Consulted | Response: |
|---------------------|--------------------------------|-----------------------|--|
| Cllr Fairhurst | Local Member | 23.04.10 | Cllr Fairhurst supported the project and raised the issue of local residents' concerns about parent drop-off. This has been recognised and addressed in the design as much as is possible within the constraints of the existing site. |
| Cllr Buckley | Local Member | 23.04.10 | "I fully support the proposal to amalgamate the two schools to create a new primary school with additional facilities on the site. I have been fully involved in the consultation process." |