

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	26 March 2024
<b>Title:</b>	Alderwood School (Senior Site), Aldershot
<b>Report From:</b>	Director of Universal Services

**Contact name:** John Cantwell, Senior Delivery Manager

**Email:** john.cantwell@hants.gov.uk

### Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals to expand Alderwood School (senior site) by 2 forms of entry, at the total cost of £13,500,000.

### Recommendation

2. That the Executive Member for Education grants spend approval to the project proposals for Alderwood School (senior site) at the total cost of £13,500,000, conditional upon planning permission being secured.

### Executive Summary

3. Alderwood School (senior site) currently provides education for up to 850 children (6 forms of entry) aged between 11 and 16 years old.
4. The proposed project will extend the school by 2 forms of entry (fe) providing an additional 300 pupil places increasing the school's capacity to 1,150 places (8fe).
5. The project comprises five new general teaching classrooms, three new science classrooms, four new specialist classrooms, six refurbished science classrooms with ancillary office space and sanitary accommodation.
6. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 19 January 2024 with a budget of £13,500,000.
7. A Planning application was submitted in March 2024 and a decision is anticipated in May 2024.

## Background

8. Alderwood School (senior site) has an admission number of 170 per year. There are currently 866 pupils on roll aged between 11 and 16 years old.
9. The proposed extension to the Alderwood School (senior site) is required to meet the anticipated ongoing demand for secondary school places arising from new Aldershot Urban Extension (Wellesley) residential development.
10. Alderwood School (senior site), formerly the Connaught School, opened in 1964 and has been extended several times since.
11. Alderwood School (senior site) is a maintained school run by Hampshire County Council and is part of the Alderwood School Federation which includes the Infant and Junior school sites. The proposals for the extension have been discussed and agreed with the school's Headteacher and Board of Governors.
12. The number of pupils attending the school is currently planned to increase by 300 as a result of these proposals.
13. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 19 January 2024, which outlines the available budget for the project.

## Finance

Capital Expenditure:

14. The Capital Expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project. The current estimate includes inflation to mid-point construction in 1Q2025.

<b>Capital Expenditure</b>	<b>Current Estimate £'000</b>	<b>Capital Programme £'000</b>
Buildings	11,588	11,588
Fees	1,912	1,912
<b>Total</b>	<b>13,500</b>	<b>13,500</b>

Sources of Funding:

- 15.

<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) Capital Programme (as above)	0	0	0
2. From Other Resources			

a) Developer Contributions	6,867	1,133	8,000
b) Basic Need Grant	4,292	708	5,000
c) School Condition Allocation	429	71	500
<b>Total</b>	<b>11,588</b>	<b>1,912</b>	<b>13,500</b>

a) Building Cost:

Net Cost = £3,797/m<sup>2</sup>(excluding abnormal costs).

Gross Cost =£4,159/m<sup>2</sup>.

Cost Per Pupil Place =£30,183. The cost per pupil does not include the cost of refurbishing the science classrooms and makes no adjustment for the site abnormals.

Gross Internal Floor Area: 2,340m<sup>2</sup>.

b) Furniture & Equipment:

Included in the above figures is an allocation of £470,250 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees). Broken down as follows:

IT £183,600

FFE £286,650

c) School Balances:

The school has the following level of balances:

- Published revenue balance as at 31 March 2023: £880,922
- Devolved formula capital balance as at 31 March 2023: £46,784

Revenue Issues:

16. Any additional ongoing revenue funding needs should be met by the DfE national funding formula allocation.

Schools in England receive revenue funding provided on the basis of the DfEs National Funding Formula, this formula takes a variety of factors into account, including the number of pupils a school has and how this affects school's running costs. Schools are able to use this funding to pay for the day-to-day running costs of a school, such as teacher pay, support staff pay, energy bills, minor maintenance, and teaching materials.

17. 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				270	

## **Details of Site and Existing Infrastructure**

18. Alderwood School (senior site) is located off Tongham Road, Aldershot.
19. A plan of the proposed school extension is included in Appendix 1.
20. The Alderwood School (senior site), formerly The Connaught School, was originally built in 1964. Currently, the school is comprised of three buildings; The main school building, which includes the original school building, has been extended to the west with a SCOLA building and to the south with single and two storey infill buildings of load bearing masonry. The original single storey specialist teaching building is a mixture of steel frame with timber infill panels and load bearing masonry construction, with a metal clad pitched roof. A SCOLA mk 2 building built in 1971, which has recently been reclad, is located to the west of the campus housing food technology and general teaching classrooms. The school was extended in the 1980s with a steel frame, profiled metal deck roofed building housing the science classrooms.
21. The existing school site is 5.4Ha in area, which is under the BB103 recommended area for an 8fe school. The shortfall in area is partially addressed by an artificial turfed pitch to the southeast of the site. The northern and western boundaries of the school are shared with residential properties with a mix of fencing types, there is also a mature tree belt to the western boundary. The eastern and southern boundaries are fenced with a mix of mature and semi mature trees. The Blackwater River follows the eastern boundary, and the southern boundary is shared with Aldershot Park.
22. An area to the east and west of the site sits within flood zone 3. The proposed building's ground floor level will be raised to sit above the level of the adjacent flood zone.
23. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

## **Scope of the Project**

24. The proposed project comprises the demolition of the existing specialist teaching block, the construction of a new 2-storey building in the same location and the reroofing and refurbishment of the existing science block.
25. A plan of the proposed project is included in Appendix 1.

## **The Proposed Building**

26. The proposed new building will comprise:
  - 2 resistant materials classrooms
  - 1 textile classroom
  - 1 graphics classroom
  - 6 refurbished science classrooms

- 3 new science classrooms
- 5 general teaching classrooms
- 3 staff offices/meeting rooms
- Pupil and staff toilets
- Other ancillary support facilities

27. The proposed extension will be constructed from good quality red multi facing brickwork, timber-aluminium composite double glazed curtain walling, windows and doors with a high performance, parapeted roof with an additional solar PV panel array.

### **External Works**

28. The proposed external works will comprise:

- reconfiguration and extension to the staff car park
- relocation and extension to cycle storage facilities
- fencing and soft planting to segregate vehicles and pupils
- hard paving with soft planting to west of the new building

29. The project will provide additional car parking on the school site, which will be in line with the Hampshire County Council On-site School Parking policy. There will be 25 additional car parking spaces for staff, four of which will be fully accessible. Two Mini-bus spaces are to be relocated.

30. The existing vehicular access from Tongham Road is to remain unchanged.

### **Planning**

31. A planning application was submitted in March 2024, with a decision anticipated in May 2024.

### **Construction Management**

32. 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 for all school users. The contractor will access the school site via Tongham Road. Contractor access around working areas will be segregated from the school users.

33. No deliveries or movements of vehicles 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.

34. The works have been procured through the Southern Construction Framework (SCF) and are anticipated to commence on site during the summer of 2024 and completing in the autumn/winter 2025/2026.

## **Building Management**

35. The existing building management arrangements will remain in place.

## **Professional Resources**

36.

Architectural	Universal Services – Property Services
Landscape	Universal Services – Property Services
Mechanical and Electrical	Universal Services – Property Services
Structural Engineering	Universal Services – Property Services
Quantity Surveying	Universal Services – Property Services
Principal Designer	Universal Services – Property Services
Drainage Engineering	Universal Services – Hampshire Engineering Services

## **Consultation and Equalities**

37. The local Hampshire County Council Member, Cllr Withers, has been consulted and is supportive of the development.

38. A public/preplanning application consultation was undertaken in November 2023.

39. The following have been consulted during the development of this project.

- Headteacher and School Staff
- School Governors
- Parents of current pupils
- Local Residents
- Children’s Services
- Executive Lead Member for Children’s Services
- Local County Councillor WG Bill Withers
- District Council and District Councillors
- Fire Officer
- Access Officer
- Ecology Officer
- Arboriculture Officer
- HCC Strategic Transport Team
- HCC School Travel Planning Team
- HCC Development Management
- Planning Department

40. An Equalities Impact Assessment has been carried out and is included in Appendix 2

## **Risk & Impact Issues**

### **Fire Risk Assessment**

41. The proposals will meet and be approved through the statutory building regulation process, which includes formal consultation with Hampshire and Isle of Wight Fire Service.
42. The proposals have been assessed in line with the agreed Property Services agreed procedures, including submission and approval by the Property Services fire safety review group. The assessment and discussion with Children's Services has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

### **Health and Safety**

43. Design risk assessments, pre-construction health & safety information and Health & Safety File will be produced and initiated in accordance with the Construction design and Management Regulations for the proposed scheme.

### **Climate Change Impact Assessments**

44. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

### **Carbon Mitigation**

45. Carbon emissions from this project arise during the supply of its raw materials manufacture and construction, together with the operational emissions from its heating and power consumption throughout its use.
46. The project will incorporate the following measures to reduce carbon emissions and those embodied in its construction process:
  - a highly insulated and airtight building envelope and a natural ventilation heat recovery (NVHR) ventilation system to minimise heating demand
  - energy efficient lighting and heating controls, with daylight linked absence detection to ensure the minimum energy is used
  - an off-site manufactured timber frame construction, with timber from sustainable forestry sources, to minimise embodied carbon
  - a roof-top photo-voltaic array optimised to offset the school's electrical demand
  - a site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained

- formal post-occupancy evaluation and monitoring to study the in-use energy performance of the completed building once occupied

### **Climate Change Adaptation**

47. Like many schools and buildings across the Council's estate, the school will be vulnerable to the future extreme heat, rain and wind events that will occur with the climate consequences of a global average 2°C temperature rise by 2050. Such events could cause significant disruption to the use of the school.
48. The project will incorporate the following climate change adaptation measures to improve its resilience to summer overheating and flooding:
  - a highly insulated and airtight building envelope and NVHR ventilation system to minimise heat gain and enable night-time cooling
  - nighttime purge ventilation during summer months using secure vents and the NVHR system to cool the building's interior
  - orientation of the long-axis of the building east-west to minimise solar gain, including a storey shade and canopy structure to the southwest elevation to mitigate summer heat gain and glare
  - low water consumption sanitary installations
  - raised ground floor level to mitigate flood risk
  - soft landscaping/tree planting to provide a minimum of 10% biodiversity net gain on the site



**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	Yes
<b>People in Hampshire live safe, healthy and independent lives:</b>	Yes
<b>People in Hampshire enjoy a rich and diverse environment:</b>	Yes
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	Yes

**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.)**

Document

Location

None

## **EQUALITIES IMPACT ASSESSMENT:**

### **Equality Duty**

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

### **Equalities Impact Assessment:**

An Equalities Impact Assessment has been carried out and is included in Appendix 2