

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	13 March 2017
Title:	Romsey Primary School 1 FE Expansion
Reference:	8108
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the permanent expansion of Romsey Primary School, at an estimated total cost of £2,879,000.
- 1.2. The purpose of this paper is also to obtain spend and procurement approval for contracting activity associated with the project.
- 1.3. This project is required to provide additional pupil places at the school in response to recent housing development in the local area.

2. Scope of Work

- 2.1. It is proposed to extend Romsey Primary School to increase the school's capacity from a 1 Form of Entry (FE) to a 2FE (an increase from 210 to 420 pupils).
- 2.2. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 18 January 2017 and this report outlines the available budget from within which the project must be designed and delivered.

3. Contextual Information

- 3.1 Romsey Primary School is located off Mercer Way in Romsey. The school's net capacity is 210 and there are currently 191 pupils on roll.
- 3.2 It is proposed that the works be procured through the Intermediate Construction Framework. It is anticipated that works will commence on site during Autumn 2017 and complete during Summer 2018.
- 3.3 It is proposed that the contractor will access the school site via the school's main entrance off Mercer Way. The contractor's compound will

be located adjacent to the proposed extension and former Children's Centre.

- 3.4 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.
- 3.5 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:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	2,471	2,471
Fees	408	408
	2,879	2,879

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)	835	138	973
2. From Other Resources			
a) Developer's Contribution	1,636	270	1,906
Total	2,471	408	2,879
Contingency			34
Total			2,913

- 4.3 The Director of Culture Communities and Business Services will continue to apply downward pressure on costs, as far as practicable, to counter the rising prices currently being experienced in the construction industry due to inflation and the shortage of capacity and resources. The current

estimate is subject to inflationary increases up to the time of financial close and concluding a fixed price. The latest assessment of the uplift required is £34,000 including fees. This cost will be funded from provision that has already been identified within the Children’s Services capital programme to allow for inflation. It is proposed that the final amount of additional funding required for inflation will be allocated under officer’s delegation up to the maximum limit identified above. The capital charges are based on the maximum provision.

a) *Building Cost:*

Gross Cost = £2,704 per m²

Net cost is not provided due to the amount of refurbishment and alterations work included in the costs

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £131,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2016: £61,342.18

Devolved capital as at 31 March 2016: £19,460.07

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	0	0	0	160	160

b) *Energy Consumption:*

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 The Primary school was formed in 2006 when the original Infant and Junior schools amalgamated. The existing school building was built in 1974 and is single storey of SCOLA construction. Elevations are of brick, render and timber cladding. Windows and doors are of aluminium. Two classroom extensions were added in 1994 and 2008. The existing building was significantly enlarged in 2011 to create a 1FE Primary school. The existing building was also reclad as part of this project which included the addition of a Pre-school.
- 6.2 The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.
- 6.3 No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals.

7 Scope of the Project

- 7.1 The expansion works at Romsey Primary School will include:
- 4 new classrooms
 - Conversion of the former Children's Centre building into 3 further classrooms
 - 2 group rooms
 - Additional group rooms and Learning Resource area
 - Extension of the school hall
 - Additional pupil toilets

8 The Proposed Building

- 8.1 The proposed single storey extension is designed to complement the form, character and scale of the recent expansion at the school. External walls will be brickwork with timber cladding and high performance roofs with roof lights to provide good daylighting and natural ventilation to the classrooms. Windows and doors will be powder coated aluminium.

9 External Works

- 9.1 The external landscape proposals at Romsey Primary School will include:
- Extended play areas
 - New soft landscaping and footpath
 - Additional car parking
 - Additional cycle and scooter storage
 - Tree removal and replacement tree planting

10 Car Parking

- 10.1 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 Guidelines (approved by the Executive Lead Member for Children's Services on 25 March 2013). There will be 14 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible.

11 Planning

- 11.1 A planning application was submitted in February 2017.

12 Building Management

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

13 Professional Resources

Architectural	- Culture, Communities & Business Services
Landscape	- Culture, Communities & Business Services
Mechanical & Electrical	- Culture, Communities & Business Services
Structural Engineering	- Culture, Communities & Business Services
Quantity Surveying	- Culture, Communities & Business Services
Principal Designer	- Culture, Communities & Business Services
Drainage	- Economy, Transport and Environment
Arboriculturalist	- Economy, Transport and Environment
Ecologist	- Economy, Transport and Environment

14 Consultations

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

Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillor
Local Residents
Fire Officer
Access Officer
Planning Department
Archaeologist

15 Recommendations

- 15.1 That the Executive Member for Education gives approval to the project proposals for the 1FE expansion at Romsey Primary School, at an estimated total cost of £2,879,000.

- 15.2 That the Executive Member for Education grants procurement and spend approval for contracting activity associated with the project as outlined in Section 3.2 of this report.
- 15.3 That the proposals in paragraph 4.3 for the application of inflation up to £34,000 (including fees) be approved.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme 2016/17 to 2018/19	6697	20.01.2016
Children's Services Capital Programme 2017/18 to 2019/20	7917	18.01.2017
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:

1. Equality Duty

1.1 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 under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) 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.

1.2 Equality Impact Assessment:

- a) The project proposals will have a low or now impact on groups with protected characteristics.
- b) The expansion to the existing school will provide additional indoor and outdoor learning space for school aged pupils. The proposed accommodation will all be accessible, and supported by additional facilities such as an new toilet blocks, an accessible WC, and storage space. The expansion will provide a wider benefit to the local community. In order to complete the works whilst the school is in operation there is the potential for some minor disruption to pupils, staff, parents and local residents. Children's Services, the design team, contractor and school will work collaboratively to minimise the impact of these works through careful planning and management.

Crime Prevention Issues:

2.1 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 and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1 Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.
- 3.2 With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- 3.3 The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.
- 3.4 The project proposals include the following fire safety and enhanced features:
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Consideration of secure by design principles including specific site security, bin storage away from building, external lighting etc.

4 Health and Safety

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

5 Climate Change:

- 5.1 The project will incorporate the following sustainability features:
 - A highly insulated building envelope for the extension including high performance windows, doors and roof lights to reduce energy consumption.
 - Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.
 - External lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.
 - Low water-consumption sanitary installations.
 - Natural ventilation to main spaces
 - Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
 - Solar controlled glass will be installed to south facing windows to assist in the control of solar gain.

- Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
- The School extension will include appropriately sized Photovoltaic Solar Panels.
- The use of timber from sustainable sources.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Mark Cooper	Local Member for Romsey Town		XXX