

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Member for Education and Skills, Human Resources and Performance
<b>Date:</b>	12 September 2018
<b>Title:</b>	Chestnut Avenue Primary School
<b>Report From:</b>	Director of Culture, Communities and Business Services

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

**Tel:** 01962 847858  
01962 847894

**Email:** steve.clow@hants.gov.uk  
bob.wallbridge@hants.gov.uk

### 1. Recommendations

- 1.1 That the Executive Member for Education and Skills, Human Resources and Performance gives approval to the project proposals for the proposed new Chestnut Avenue Primary School at an estimated cost of £6,200,000.
- 1.2 That the Executive Member for Education and Skills, Human Resources and Performance gives approval to spend and enter into the necessary contractual arrangements to implement the project.

### 2. Executive Summary

- 2.1 This report seeks approval to the project proposals for the proposed new Chestnut Avenue Primary School, at an estimated total cost of £6,200,000.
- 2.2 The purpose of this report is to seek approval to spend and enter into the necessary contractual arrangements to implement the project.

### 3. Scope of Work

- 3.1 This project is required to meet the anticipated demand for primary places from the 1,100 new homes on the new North Stoneham Park development in Eastleigh.
- 3.2 It is proposed to provide a new 1.5 fe primary school to cater for a maximum of 315 pupils aged 4-11 years. The new school will be located in the south east of the new housing development.

### 4. Contextual Information

- 4.1. In response to the provision of 1,100 new homes, the provision of a new 1.5 fe primary school is proposed to meet the forecast growth in pupil numbers. Should further housing development be proposed, the site can

accommodate a future 0.5FE expansion (105 places) to 2FE to meet additional demand.

- 4.2. The funding for the project was approved at the Executive Lead Member for Children’s Services Decision Day on 15 January 2018 and this report outlines the available budget from within which the project must be designed and delivered.
- 4.3. The proposed new Primary School will be a Free School as required by the Department for Education (DfE) and was established through the Free School ‘presumption’ route. The County Council proposed the University of Winchester Academy Trust as the Free school sponsor and this has been approved by the DfE.
- 4.4. The school site and the funding for the school are being provided by way of developer’s contributions secured via a Section 106 Planning Agreement as part of the planning approval process for the proposed residential development. There is no funding contribution from the County Council. The school building has been designed within DfE Free School benchmark cost parameters and within the available developers contributions.

## 5. Finance

### 5.1. 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 £’000</b>	<b>Capital Programme £’000</b>
Buildings	5,536	5,536
Fees	664	664
	6,200	6,200

### 5.2. Sources of Funding:

<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’s Contribution	5,536	664	6,200
<b>Total</b>	<b>5,536</b>	<b>664</b>	<b>6,200</b>

a) *Building Cost:*

Net Cost = £2,045 per m<sup>2</sup>  
Gross Cost = £3,187 per m<sup>2</sup>  
Cost Per Pupil Place = £19,846

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £395,000 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 2018: £n/a – New Free School*  
*Devolved capital as at 31 March 2018: £n/a – New Free School*

5.3. 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	341	341

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

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

- 6.1. The new primary school site is on the North Stoneham Park residential development located off Stoneham Lane, Eastleigh.
- 6.2. The school site is provided at no cost to the County Council under the Section 106 Planning Agreement.
- 6.3. The new school site area is approximately 1.6 hectares and is located to the south east of the development. The site slopes gently from west to east and is bounded by a mature trees and hedges around the east, north and west boundaries. A number of well established oak trees around the perimeter are covered by Tree Preservation Orders (TPO'S)
- 6.4. The school site is located adjacent to the proposed local centre facilities and car parking. This will enable the school to operate at the heart of the

new development and take advantage of parking available adjacent to the building. The site, the incoming services, and the utilities will be provided as part of the new development and have sufficient capacity for future expansion to 2FE on the school site.

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

7.1. The new Primary School will include:

- Main hall
- 11 Classrooms
- Group rooms
- Learning Resource Centre/Library
- Specialist and practical classroom
- Staffroom and staff workspace
- Administrative offices
- Pupil and staff toilets
- Accessible toilets and a hygiene room
- Kitchen
- Other support facilities

7.2. It is anticipated that works will commence on site during Spring 2019 and complete during Summer 2020.

7.3. It is proposed that the contractor will access the school site by the new access road constructed by the developer. The contractor's compound will be accommodated within the school site.

## **8. The Proposed Building**

8.1. In developing the design of the new school consideration has been given to three key principles in response to the site and context:

- Two storey accommodation to create an economic and compact plan and to allow sufficient site area for future school expansion.
- A fully accessible school entrance and hall located at the front of the school to be adjacent to the other local community facilities and the adjacent pre-school.
- Reception and Key stage 1 classrooms on the ground floor adjacent to outdoor teaching areas and external play areas.

8.2. It is proposed that the school will be built with a structural frame for ease of construction and future adaptability. The predominant external finish will be traditional brick work with aluminium windows and doors. There will be high performance roofs specified and solar shading is proposed to the south facing classrooms.

## **9. External Works**

9.1. The external landscape proposals at the Primary School will include:

- Soft landscaping including a grass playing field
- Car parking for staff and two accessible spaces
- Habitat area
- Play court and soft play areas
- Specific play areas adjacent to reception classrooms

9.2. The project will provide car parking on the school site and meet the requirements of Hampshire County Council On-site School Parking Policy. Provision will be as follows:

- 28 Parking Bays incl. 2 accessible Bays
- Space for 1 minibus
- Space for 1 motor bike (with space to expand if needed)
- 20 sheltered bike spaces; and
- Provision for 36 scooters

Sufficient space has been allowed for additional parking bays and cycles to accommodate a future 0.5FE school expansion.

9.3. The school is located within the overall residential development of North Stoneham. It is strategically well connected to the proposed new homes by way of new footpaths and cycle ways through landscaped areas to the wider development and to the car parking areas in the local centre immediately adjacent to the school.

## **10. Planning**

10.1. A planning application was submitted in August 2018.

## **11. Building Management**

11.1 The school will be governed and managed by the University of Winchester Academy Trust upon completion.

## **12. 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

## **13. Consultations**

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

- Local County Councillor
- Eastleigh Borough Council
- Local Parish Councillors
- University of Winchester Academy Trust
- Local Community
- Executive Member for Education and Skills, Human Resources and Performance
- Executive Member for Children's Services
- Fire Officer
- Access Officer
- Planning Department
- Crime Prevention Officer

#### **14. Risk & Impact Issues**

14.1. Please see Appendix B for a summary of the risk and impact issues that have been considered in relation to the design of this project.

**CORPORATE OR 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

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<a href="#">Children's Capital Programme</a>		15/01/18
<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:**

### **15. 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:](#)

### **16. 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.

2.2 Consideration has been given 'secure by design' principles and the project includes specific site security, bin storage away from building, and external lighting etc.

### **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.

Reduced fire compartment sizes.

Consideration has been given 'secure by design' principles and the project includes specific site security, bin storage away from building, and 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 including high performance windows, doors and roof lights to reduce energy consumption.

A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

Acoustic attenuation to allow natural ventilation.

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.

Strategic placement of extended roof canopies and solar shading above large glazing areas to avoid summer time overheating.

The use of timber from sustainable sources.

## 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 Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder		

### OTHER FORMAL CONSULTEES:

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Wayne Irish	Local Member for Eastleigh South	20/08/18	The Local Member was consulted and no response was received prior to despatch of the papers.