

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills, Human Resources and Performance.
Date:	12 September 2018
Title:	Colden Common Primary School Expansion
Report From:	Director of Culture, Communities and Business Services

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1. Recommendations

- 1.1. That the Executive Member for Education and Skills, Human Resources and Performance gives approval to the project appraisal for the permanent expansion of Colden Common Primary School at an estimated total cost of £1,800,000.
- 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 permanent expansion of Colden Common Primary School in Colden Common, at an estimated total cost of £1,800,000.
- 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 It is proposed that Colden Common Primary be extended to permanently increase the School's capacity from 1.5 forms of entry to 2 forms of entry.

4. Contextual Information

- 4.1 Colden Common Primary school's net capacity is 420 of which 90 places are currently provided in temporary accommodation. This project will replace the temporary accommodation and provide the required 90 places in a permanent extension. There are currently 356 pupils on roll. The extension will enable the school to grow to its full capacity in response to new housing developments in the local area.
- 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 indicative available budget from which the project must be designed and delivered.

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:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	1,545	1,545
Fees	255	255
Total	1,800	1,800

5.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	925	153	1,078
2. From Other Resources			
a) Developer Contribution	620	102	722
Total (excluding Contingency)	1,545	255	1,800

a) *Building Cost:*

Net Cost = £ 3,427 per m²
 Gross Cost = £5,052 per m²
 Cost Per Pupil Place = £16,902

Furniture & Equipment:

Included in the above figures is an allocation of approximately £75,700 for the relocation of loose furniture, fittings, equipment and I.T. (inclusive of fees).

b) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2018 : £ 91,519.61
Devolved capital as at 31 March 2018 : £10,049.04

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	99	99

6. Details of site and existing Infrastructure

- 6.1 Colden Common Primary School is located on Upper Moors Road, Brambridge, in Colden Common. It is situated in the heart of the village and bounded by residential developments to the east and south.
- 6.2 The school was re-built in 1997 following a fire which destroyed the original school building and two classrooms were added in 2015.
- 6.3 There are currently three temporary classrooms on site to accommodate growth in pupil numbers and by September 2019 it is expected that all three units will be full. On the completion of this permanent expansion project these temporary classrooms will be removed.
- 6.4 The school site is approximately 2.3 hectares, including an amount of reclaimed land. The school playing field is located to the east of the site and there are playgrounds to the north and south of the school building. The northern boundary comprises a wooded habitat area. The school car park is located on the west frontage to Upper Moors Road.
- 6.5 The existing mains services have been assessed and allowance has been made for the incoming electrical main to be upgraded to cater for the additional demand.
- 6.6 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 works to replace the temporary classrooms at Colden Common Primary School will include:
 - A new single storey three classroom extension
 - 4 No pupil toilets
 - An additional plantroom

- Alterations and additional equipment within the existing kitchen to increase ventilation and meet the demand of increased pupil numbers.

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

8 The Proposed Building

- 8.1 The proposed three classroom extension is located at the east end of the existing main classroom wing. It has been designed with a pitched aluminium roof to complement the scale and form of the existing school building. The building will be constructed using a steel frame with elevations of external brick work and aluminium windows and doors.
- 8.2 It is proposed that the contractor will access the school site by the main school entrance off Upper Moors Road. The contractor's compound will be adjacent to the proposed new extension accessed via a temporary haul road from the main car park.
- 8.3 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
- 8.4 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.

9 External Works

- 9.1 The external landscape proposals will include:
- External teaching space to the east front of the new classroom extension.
 - Additional cycle and scooter parking for pupils.
- 9.2 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. There will be 5 additional car parking spaces provided for staff including 1 accessible space.

10 Planning

10.1 A planning application is to be submitted in November 2018.

11 Building Management

11.1 The existing building management arrangements will remain in place.

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/Highways - 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:

Headteacher
School Governors
Children's Services
Executive Lead Member for Education and Skills, Human Resources and Performance
Local County Councillor
Local Parish Council
Local Residents
Fire Officer
Access Officer
Planning Department
Ecology Officer

14 Risk & Impact Issues

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

CORPORATE OR LEGAL INFORMATION:**Links to the Strategic Plan**

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme Board		15 Jan 2018
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.)

DocumentLocation

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:](#)

2. 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 has been given to 'secure by design' principles and the proposals include specific site security, bin storage away from building, and external lighting.

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 and doors to reduce energy consumption.

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

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 solar shading over large glazing areas to avoid summer time overheating.

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		The Executive Member fully supports the proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Rob Humby	Local Member for Bishops Waltham	20/08/18	The Local Member was consulted and no response was received prior to despatch of the papers.