

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Lead Member for Children's Services
Date:	19 October 2022
Title:	Henry Tyndale School Provision at the former Park Primary Children's Centre, Aldershot
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals for alterations, refurbishment, extension and external improvements to the former Park Primary Children's Centre, Aldershot to create a new satellite provision for the Henry Tyndale School for children with special educational needs.

Recommendations

2. That the Executive Lead Member for Children's Services approves the increase in budget of £600,000 and grants spend approval to the project proposals for the Henry Tyndale Satellite Provision at the former Park Primary Children's Centre at the total cost of £1,700,000.

Executive Summary

3. The Henry Tyndale School currently provides education for up to 153 children aged between 2 and 19 years old with Autism Spectrum Condition and or a Severe Learning Disability or Profound and Multiple Learning Disability.
4. The project significantly refurbishes the former Park Primary Children's Centre, to create a new satellite provision for the Henry Tyndale School for up to 35 primary aged pupils with autistic spectrum condition and or a severe learning disability. Co-located on the site of the existing Park Primary School, the project comprises internal alterations and refurbishment, an extension and improvements to parking, drop-off and access arrangements.
5. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 14th January 2022 with a budget of £1,100,000. Following approval of the capital programme in January 2022, the cost of the scheme has increased by

£600,000 due to the increased scope of the proposals and extent of the works. This additional cost is to be funded by an increased allocation from the Children’s Services Capital Programme of £450,000 with a further £150,000 allocated from the Schools Condition Allocation budget.

6. A planning application was submitted in August 2022 and a decision is expected in October 2022.

Background

7. The Henry Tyndale School provides education for up to 153 children aged between 2 and 19 years old with Autism Spectrum Condition and or a Severe Learning Disability or Profound and Multiple Learning Disability.
8. To meet the need for places in the local area for pupils with special educational needs, these proposals will enable the capacity of the school to increase by 35 places providing increased accommodation for primary age children.
9. The project is included in the Children’s Services Capital Programme, approved at the Executive Lead Member for Children’s Services Decision Day on 14th January 2022 with a budget of £1,100,000.
10. The existing former Children’s Centre building was built in 2004 within the grounds of Park Primary School. An office extension was added in 2007. The building closed as a Children’s Centre in August 2017.

Finance

11. Capital Expenditure:

The increase in capital expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate £’000	Capital Programme £’000
Buildings	1,459	1,459
Fees	241	241
Total	1,700	1,700

12. Inflation:

The current cost estimate for the project includes allowances for inflation based on current projections. Should actual construction inflation increase beyond these projections and the tendered costs not be manageable within the identified funding, a further report and recommendations may then be needed to the Executive Member for approval.

13. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,330	220	1,550
b) School Condition Allocation	129	21	150
Total	1,459	241	1,700

i. *Building Cost:*

Nett Cost metric is not applicable as extensions are minor in area.

Gross Cost = £2,183m2

Cost Per Pupil Place = £37,429

ii. *Furniture & Equipment:*

Included in the above funding figures is an allocation of £93,000 for the provision of all loose furniture, fittings, equipment and £63,000 for IT (inclusive of fees).

iii. *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2022 is £616,083

Devolved capital as at 31 March 2022: £40,689

Revenue Issues:

iv. *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	-	-	-	34	34

The additional place and associated need led expenditure will be funded by the Schools Budget in order to meet pupils special educational needs. The proposal aligns to the County Council's high needs sufficiency strategies by responding to rising demand and reducing the need for escalation to higher cost provision.

Details of Site and Existing Infrastructure

14. The former Park Children's Centre is located off Gloucester Road, Aldershot on a 1.6 hectares site shared with Park Primary School within a residential area. The Children's Centre portion of the site is 0.23 hectares, bounded to the west,

north and east by residential properties and to the south by a boundary fence separating it from the Primary School building and external play areas.

15. The Children's Centre was built in 2004 and extended with a minor addition in 2007. The building is single story with brick facing and timber windows. It is flat roofed with some mono-pitched tiled roofs to the hall and adjacent classroom. External hard play areas are located to the north and south of the building.
16. The existing vehicular entrance is shared with the school site off Gloucester Road and is a single lane with an entrance barrier. Existing parking and service delivery arrangements for the former Children's Centre are also shared with the Primary School.
17. The existing services have been assessed as sufficient to accommodate the project proposals, except for the electrical supply which will be increased to support an upgrade to the existing Park Primary School kitchen equipment, to provide for the Henry Tyndale satellite provision.

Scope of the Project

18. The project comprises internal building alterations, refurbishment and an extension to the former Children's Centre, the widening of the site vehicular entrance, the creation of a new drop-off loop, reconfigured car parking and improved external play areas.

The Proposed building works

19. The proposed extension will comprise of:

- New entrance foyer and storeroom

The proposed alterations and refurbished areas will comprise:

- Hall
- General teaching spaces (4no)
- Sensory integration room
- Therapy suite
- Soft play
- Sensory room
- Hygiene room and 1no Accessible WC
- Administration and office spaces
- Staffroom and 2 no staff WC's with a shower facility
- Pupil WC's (6no)

20. The proposed extension is to be built in brick faced masonry construction with flat roof and metal windows to complement the form and materials of the existing building.

External Works

21. The proposed external works include:

- Widening and reconfiguration of the site vehicular entrance to enable two-way vehicle movements entering and leaving the site
- Line marking parking restrictions on Gloucester Road adjacent to site entrance (subject to Traffic Regulation Order)
- New entrance barrier to control vehicle movements during school operational times, with intercom to both school and satellite provision
- New pedestrian safety barriers at the site entrance
- Creation of a new drop off and pick up loop for the Henry Tyndale satellite provision, with reconfigured parking and deliveries
- Reconfigured and refurbished external therapy and play areas with the inclusion of 1.8m high fence

22. There is sufficient car parking capacity on site to meet the requirements of the proposed scheme in accordance with Hampshire County Council On-Site School Parking standards.

- 16 parking spaces for Henry Tyndale School satellite provision
- 26 parking spaces for Park Primary School provision

Planning

23. A planning application was submitted in August 2022 and a decision is expected in October 2022.

Construction Management

24. The Park Primary 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 the public and all school users. The contractor will access the school site via Gloucester Road. Contractor working areas will be segregated from the school users.

25. Widening and reconfiguration of the site vehicular entrance will be undertaken during the summer holiday in 2023 to minimize disruption to Park Primary School.

26. No deliveries or movements of vehicles will take place at the start or end of the school day, to avoid traffic conflict when pupils are arriving at or departing from the school.

27. The works will be procured through the Hampshire Construction Framework and are anticipated to commence on site in January 2023 with the satellite provision becoming operational in September 2023.

Building Management

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

Professional Resources

- | | |
|--------------------------|--|
| 29. 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 Engineering - | Economy, Transport and Environment |

Consultation and Equalities

30. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:
31. Headteachers of Henry Tyndale School
Headteacher of Park Primary School
School Governors
Parents of pupils attending both Schools.
Children's Services
Executive Lead Member for Children's Services
Local County Councillors
Local Borough Councillors
Local Residents
Fire Officer
Access Officer
HCC Regulatory Planning & Transport Teams
32. Children Services consulted on the principle of expansion for four weeks which was reported to the Executive Lead Member on 23rd March 2022. Statutory Public Notices were published in March/April for four weeks - no objections were received. Final report and approval to proceed was given by the Executive Lead Member on 8th June 2022.
33. A pre-planning application public consultation was held by Property Services and Children Services at the former Children's Centre on 21 June 2022, attended by Local County Councillors, Borough Councillors, Headteachers from both Park Primary School and Henry Tyndale School, some parents of pupils and local residents.

Risk & Impact Issues

Fire Risk Assessment

34. 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.
35. 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.

Health and Safety

36. 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.

Climate Change

37. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a 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 global average 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
38. The Climate Change Adaption tool was used to assess vulnerability. The project has a Climate Change Vulnerability and Impact score of 34. The existing building and extension 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, like many schools and buildings across the estate.
39. The Carbon Mitigation tool was used to provide an estimate of the carbon impact of the construction of the project, which is approximately 250 tonnes CO₂.
40. The project will incorporate the following features to reduce energy consumption and help to mitigate the impact of climate change:
 - The re-use of the existing former Children's Centre building to create the satellite provision, avoiding the higher carbon impact of a new-build project.
 - A 32m² solar photovoltaic array on the hall pitched roof.
 - Existing external glazing replaced with higher performance double-glazed units.
 - Upgrade to lighting and heating in teaching and circulation areas.

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

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	Yes
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	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

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

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

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Bill Withers	Local Member Aldershot South		I fully endorse the findings and recommendations in the report for this much needed facility in Rushmoor.

EQUALITIES IMPACT ASSESSMENT:



Equality Impact Assessment

What is an Equality Impact Assessment (EIA) and why does the County Council do them?

The [Public Sector Equality Duty](#) (PSED) is an obligation within the [Equality Act 2010](#) ("the Act"), which asks public authorities, like Hampshire County Council, to give 'due regard' to equality considerations, in particular to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

This includes assessing the impact of policies and practices on individuals and communities with a protected characteristic, as defined in the Act and some other specific groups. The County Council uses EIAs to ensure it has paid 'due regard' to equalities considerations when there are changes to a service or policy, a new project or certain decisions.

EIA author	Position & Department	Contact
Amy Chambers	Assistant Strategic Development Officer Children's Services	amy.chambers@hants.gov.uk Tel:03707 798802

Title:	Satellite Site for Henry Tyndale School at the Former Park Children's Centre
Related EIAs:	EIA Number: 191

EIA for Savings Programme:	No
Service affected	Henry Tyndale School, a special school for pupils aged 2-19 located on Ship Lane, Farnborough and the former Park Children's Centre which is an empty provision located on the site of Park Primary School, Gloucester Road, Aldershot.
Description of the service/policy/project/project phase	Henry Tyndale School is designated for children aged 2-19 with Autistic Spectrum Conditions (ASC), Severe Learning Difficulties (SLD) and Profound and Multiple Learning Difficulty (PMLD). The school currently has 153 pupils attending the Ship Lane site in Farnborough. The former Park Children's Centre at Park Primary School, Gloucester Road, Aldershot was previously used as a Children's Centre offering childcare and was closed on 31 August 2017. Since then, the site has had some limited use for childcare, office use and by Park Primary School but for the most part has remained vacant.
New/changed service/policy/project	The proposal is to utilise accommodation at the former Park Children's Centre as a specialist satellite provision, run by Henry Tyndale School, Ship Lane, Farnborough. This will provide accommodation to meet the needs of up to 35 primary aged pupils with severe learning difficulties (SLD) and Autistic Spectrum Conditions (ASC). This would increase the number of pupils on roll in Henry Tyndale School to 188. Subject to the outcome of the consultation, it is proposed that places will be available from September 2023. This is an exciting opportunity to utilise a former Children's Centre building, to provide this much needed additional specialist provision. It is proposed that internal building alterations are undertaken to create appropriate learning spaces and hygiene facilities, together with upgraded external play areas; landscaping; works to the car park entrance and car park to accommodate a turning circle, and a drop off area for the new provision. A total of £1.1m of Childrens Services Special Educational Needs (SEN) capital funding was approved at the Executive Lead Member for Children's Services (ELMCS) Decision Day on 14 January 2022 and a further £600,000 approved through delegated officers due to increase in scope and costs. These increases will be confirmed in a future ELMCS Decision Day.

Engagement

A non-statutory Principle of Enlargement consultation was conducted from 23 November to 21 December 2021. 170 local residents living within the direct vicinity of the former Park Childrens Centre were notified by letter and directed to the consultation website: [Consultation on the use of the former Park Children's Centre, Aldershot | About the Council | Hampshire County Council \(hants.gov.uk\)](#). The consultation information was also emailed to key stakeholders including:

- Parents of children attending both Henry Tyndale and Park Primaryschools
- Headteachers, school staff and Governing Body of the schools
- Headteachers and Chairs of Governors of neighbouring schools
- Rushmoor Borough Councillors
- Local Diocese
- Local MP
- HCC Elected Members
- Residents of the immediate areas
- Other relevant community stakeholders

Following feedback from this consultation period, on 23 March 2022 the Executive Lead Member for Children's Services approved a Statutory period of consultation and a Public Notice to be published from 25 March to 6 May 2022. Information regarding the public notice was emailed to the above stakeholders and paper copies of the public notice displayed at the former Park Children's Centre, Park Primary School and also Henry Tyndale School. During the Public Notice period no objections were received. Following this a report was taken to ELMCS on 8 June 2022 and the project was given final approval to proceed.

A drop-in consultation / pre-planning event was also held on 22 June 2022 at the former Park Children's Centre. Local residents and key stakeholders were notified and invited to attend. This pre-planning drop-in event was not a formal presentation but an opportunity for anyone interested to come in and look at the plans for the proposed internal and external works and discuss them directly with Council officers.

Equalities considerations - Impact Assessment

Age

Impact on public	Positive
Impact on staff	Positive
Rationale	This provision will support primary aged pupils with special education needs to thrive in an inclusive, and specialist environment; using skills and experience of Henry Tyndale School.

	<p>This will provide accommodation to meet the needs of up to 35 primary aged pupils with Severe Learning Difficulties (SLD) and Autistic Spectrum Conditions (ASC).</p> <p>The staff of Park Primary School will also benefit from working alongside; developing their skills, knowledge and training within the area of Special Educational Needs.</p>
Mitigation	

Disability

Impact on public	Positive
Impact on staff	Neutral
Rationale	<p>This project will provide accommodation to meet the needs of up to 35 primary aged pupils with severe learning difficulties (SLD) and Autistic Spectrum Conditions (ASC) and allow more pupils to attend schools in their respective local communities and alongside their peer groups; have access to trained staff and specialist resources, in order to support their needs, and in an environment that can adapt accordingly in an inclusive setting.</p> <p>The internal alterations that are being made to the building will allow for four fully accessible classrooms and specialist ancillary facilities and staff areas. Each classroom will be fitted with an accessible toilet and there will also be a hygiene room installed off of the main corridor. There will also be the creation of the following specialist spaces which the children will have access to: sensory integration room, therapy suite, soft play and sensory room.</p> <p>External alterations to the site will comprise of the installation of a new on-site drop off and pick up loop for Henry Tyndale School pupils with the inclusion of turning circle to enables vehicles to enter and leave in forward gear. This will ensure that pupils can arrive and depart school safely each day thus improving their access to education. Alterations to the site will also include a reconfigured and refurbished landscaped external therapy spaces with the inclusion of 1.8m high fence to support the circulation, segregation and safeguarding of pupils. Again, this space will be accessible to all pupils.</p> <p>With the building designed to be fully accessible it will improve accessibility for all including those which share disability as a protected characteristic, this includes existing and any newly recruited staff.</p>

Mitigation	

Gender Reassignment

Impact on public	Positive
Impact on staff	Positive
Rationale	<p>The toilets facilities within the refurbished Park Children's Centre will be unisex, rather than separate facilities for males and females, which makes them more accessible to any individuals that may share gender reassignment as a protected characteristic.</p> <p>Staff will have their own accessible unisex toilet .</p>
Mitigation	

Pregnancy and Maternity

Impact on public	Positive
Impact on staff	Neutral
Rationale	<p>The following external alterations to the site will ensure that those who are protected by the pregnancy and maternity characteristic have better and safer access to both school sites:</p> <ul style="list-style-type: none"> • Widening and reconfiguration of the main site entrance splay to improve traffic flow in and out of the site. • New entrance barrier to control vehicle movements during school operational times. • Inclusion of pedestrian safety barriers to improve pedestrian and vehicle

	<p>segregation and safety.</p> <ul style="list-style-type: none"> • Provision of a new on-site drop off and pick up facility for Henry Tyndale School pupils with the inclusion of turning circle to enables vehicles to enter and leave in forward gear. • Reorganised parking bays and vehicular delivery areas for both Henry Tyndale School and Park Primary School use. Shared surface tarmacadam areas will be with painted line markings delineating zones for pedestrians and vehicles.
Mitigation	

Race

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Religion or Belief

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.

Mitigation	

Sex

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Sexual Orientation

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Marriage and Civil Partnership

Impact on public	Neutral
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Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.
Mitigation	

Poverty

Impact on public	Positive
Impact on staff	Positive
Rationale	The refurbishment of the former Park Children's Centre and opening of the Henry Tyndale Satellite Site will provide job opportunities within the area for teaching and support staff.
Mitigation	

Rurality

Impact on public	Neutral
Impact on staff	Neutral
Rationale	There will be no change in benefits to this protected characteristic group, over and above the current circumstances and over other protected characteristics groups, therefore the impact has been assessed as neutral for both staff, children and young people.

Mitigation	
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Geographical Impact:Rushmoor

Equality Statement

Additional information:

Hampshire County Council has a statutory duty to provide school places for all children including those who have special educational needs and/or a disability. The County Council is committed to further developing successful provision to meet this demand within the Special Education Needs and Disability (SEND) sector within the County of Hampshire to reduce using the more expensive private and independent school sector. This is part of an ongoing drive to seek opportunities in Hampshire Schools to expand, develop or re-designate themselves. or increase their pupil numbers, in order to meet the increasing need for SEN places.

Cross site travel will increase for both co-head teachers, who will be moving across all 3 of the school sites weekly. The admin team will be agile with some functions becoming more centralised. Movement for that team will be to cover absence or planned leave but will have home locations therefore travel costs will be minimised. One of the existing assistant heads will be based at the new provision with periodic (likely once a week) movement between the KS1 classes at Henry Tyndale School but will be based there.

Currently 4 staff members who live closer to the new provision, than the school are requesting to move to the new site when opened therefore reducing travel costs and local traffic to Henry Tyndale at peak times. The nature of the role undertaken by staff will not change.

The Executive Lead Member for Children's Services will be presented with a Project Appraisal Report on 20 September 2022.

Overview Statement:

Assessment to show that due regard has been given and that there is no requirement for a full EIA:

EIA reference number: 00294

Date of production of EIA for publication: 18/08/2022