

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	12 January 2023
Title:	Alterations and Refurbishment at Park View Primary School, Basingstoke
Report From:	Director of Universal Services

Contact names: Colin Jackson, Senior Delivery Manager

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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 and refurbishment at Park View Primary School to relocate the school's nursery provision from an existing modular building on the site into the main school building.

Recommendations

2. That the Executive Member for Education grants spend approval to the project proposals for relocation of the nursery at Park View Primary School at the total cost of £800,000.

Executive Summary

3. Park View Primary School is a 2-form entry primary school for pupils aged between 2 and 11 including 40 nursery places for children aged between 2 and 5 years old.
4. The nursery provision is currently located within a modular building on the school playground. The project proposes internal alterations and refurbishment to accommodate the nursery provision into the main school building and enable the subsequent removal of the standalone modular building together with improvements to external areas.
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 8th June 2022 with a budget of £800,000.
6. Hampshire County Council's Development Planning have confirmed that planning permission will not be required for the proposals.

Background

7. Park View Primary School is a 2-form entry primary school for pupils aged between 2 and 11 years old including a resource provision for pupils with a hearing loss. There are currently 396 pupils on roll plus 40 places in the nursery.
8. The original school was built in 1966 of SCOLA system construction. Parts of the school buildings were re-clad in 2003. The building and grounds were originally divided into separate Infant and Junior Schools on the shared site. The two schools were amalgamated to form Park View Primary School in 2017.

Finance

9. Capital Expenditure:

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

Capital Expenditure	Current Estimate	
	£'000	£'000
Buildings	687	687
Fees	113	113
Total	800	800

10. Sources of Funding

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	687	113	800
Total	687	113	800

- i. *Building Cost:*

Nett Cost metric is not applicable as there is no new build extension.

Gross Construction Cost = £2,108/m²

Cost Per Pupil Place = n/a

- ii. *Furniture & Equipment:*

Provision of all loose furniture, fittings, equipment and I.T. are excluded from the above funding figures.

- iii. *School Balances:*

N/A

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	-	-	-	16	

Details of Site and Existing Infrastructure

11. Park View Primary School is located off Pinkerton Road, Basingstoke, bounded to the north, east and south by residential development and public open green space to the west. There are several pedestrian accesses to the site from surrounding footpaths on the northern, eastern, and southern boundaries.
12. The main entrance from Pinkerton Road to the east provides vehicular access to the staff car park and service areas to the south-east of the school building. The access and parking area has been extended and improved in recent years, including the provision of a school controlled vehicular barrier.
13. The nursery is currently in a modular building located on the playground for reception year pupils to the east of the main school building, with further hard play areas located to the west and south.
14. The existing services have been assessed as sufficient to accommodate the project proposals.

Scope of the Project

15. The project proposes internal alterations and refurbishment within the main school building to accommodate the nursery provision, together with improvements to the external areas for nursery and reception age pupils.
16. Following recent expansion of the nursery provision, space for 2-year-olds was relocated from the modular accommodation into the main school building. It is now proposed to relocate the nursery space for 3–5-year-olds into the school and reconfigure existing space in the school building accordingly. It is also proposed to move the school's existing Nurture and Emotional Literacy Support provision within the building to space which is currently surplus to requirement. There will be improvements to the spaces within the existing building and no

loss of school provision as a consequence of moving the nursery into the school building.

The Proposed building works

17. The proposed alterations and refurbished areas comprise:
- A relocated nursery room for 2-year-olds including toilets
 - A new nursery room for 3–5-year-olds
 - A new kitchen area
 - Office accommodation
 - Improvements to entrance, circulation and lobby areas
 - Nursery and staff toilets
 - Enhanced and enlarged reception year toilets
 - Improved access
18. The proposals are located within existing accommodation to the northeast of the school building and utilise an existing independent entrance. Minor amendments to existing fenestration are proposed.

External Works

19. The proposed external works include:
- Reconfiguration of an existing pedestrian site entrance on the east boundary to create a dedicated nursery access
 - Segregation of nursery and reception year external play areas
 - New canopies for covered play areas for the nursery
20. Following completion of this project to relocate the nursery into the main school building, a separately funded project will remove the existing temporary building and make good the hard play area for Reception Year pupils.
21. There is sufficient existing car parking capacity on site to meet the requirements of the proposed scheme in accordance with Hampshire County Council On-Site School Parking standards.

Planning

22. Hampshire County Council's Development Planning have confirmed that planning permission will not be required for the proposals.

Construction Management

23. The school site will remain in use during the construction period and local management arrangements, including restriction on delivery times, will be put in place to manage the health and safety impact for the public and all school and nursery users. The contractor will access the school site via Pinkerton

Road. Contractor working areas will be segregated from the school and nursery users.

24. No deliveries or movements of vehicles will take place at the start, lunchtime period or end of the school day, to avoid traffic conflict when pupils are arriving at or departing from the school.
25. The works will be procured through the Hampshire County Council Minor Works Framework and are anticipated to commence on site during Spring 2023 with the alterations and refurbishment completing in Summer 2023.

Building Management

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

Professional Resources

- | | |
|-------------------------|--|
| 27. 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

28. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:
29. Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Fire Officer
Access Officer
HCC Regulatory Planning & Transport Teams
30. Consultation on the proposals has been undertaken by Children's Services Department in 2022 with the School's senior management team and Children's Services Early Years team.

Risk & Impact Issues

Fire Risk Assessment

31. 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.

32. The proposals have been assessed in line with the agreed Property Services procedures, including submission and approval by the Property Services Fire Safety Review Group. The assessment and discussion with Children's Services Department has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

Health and Safety

33. 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

34. 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.
35. The Climate Change Adaption tool was used to assess vulnerability. The project has a Climate Change Vulnerability and Impact score of 34. As part of the existing building, the proposals 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.
36. The project will incorporate the following features to reduce energy consumption and help to mitigate the impact of climate change:
- The re-use and refurbishment of the existing building to provide permanent nursery accommodation in lieu of a new-build solution, minimising the carbon impact of the project. The existing temporary building is expected to be relocated to another site and re-used
 - Reduction in energy consumption arising from the removal of the modular building
 - Natural ventilation, and daylighting where possible, to main spaces
 - Use of extended roof canopies to the nursery to provide shade and mitigate summertime overheating
 - Energy efficient lighting and heating controls
 - Low water-consumption sanitary installations
 - A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained
37. The Carbon Mitigation tool was used to provide an estimate of the carbon impact of the project, which is approximately 60 tonnes CO₂.

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

EQUALITIES IMPACT ASSESSMENT:

1. 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 protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are 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 in which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

Please see Appendix B

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Steve Forster Executive Member for Education			

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Cllr Kim Taylor (Basingstoke Central – Labour)	Local Member	June 2022	None



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
Glenn Parkinson	Strategic Development Officer Children's Services	glenn.parkinson@hants.gov.uk Tel:07958 501922

Title:	Park View Primary and Nursery School, Basingstoke
Related EIAs:	None

EIA for Savings Programme:	No
Service affected	Park View Primary and Nursery School, Basingstoke
Description of the service/policy/project/project phase	Park View Primary and Nursery School on Pinkerton Road in Basingstoke provides education for pupils from 2 to 11 years of age, with resource provision for hearing loss. There are currently 409 pupils on roll. The nursery provision is currently situated within a modular building on the school site and recently increased provision in the nursery to 40 pupils including accommodation for 2-year-olds.
New/changed service/policy/project	The proposal is to relocate the nursery from the modular building and move it to within the main building of the school. This will be achieved through undertaking internal alterations and refurbishment to the existing school accommodation. The proposed works will provide the required accommodation for the nursery which will include class bases, toilets and other relevant associate ancillary spaces. Once the internal alterations have been completed, the modular building will be removed providing additional play space for the school to use. The works will allow enhanced integration of pupils and delivery the early years phase of education. The existing pedestrian drop off and pick up arrangements will be enhanced, and landscaping works will also provide improvements to external areas for the pupils. The building works will be carefully managed on site as they will take place during term time, so health and safety of pupils and staff is of paramount importance. It is proposed that works take place in the spring/summer 2023.

Engagement

Discussions have taken place with the headteacher and staff at Park View Primary School along with early years staff and staff from Hampshire County Council who are responsible for early years education. This was part of the design process to establish the necessary accommodation to house the early years children of the school.

Equalities considerations - Impact Assessment

Age

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>It is assessed there will be a neutral impact on age as there is no planned change in the provision at the school, but rather the location of the existing pupils within the building. The school will continue to cater for pupils from the age of 2 to 11 (currently 409 on roll) albeit in a different location in the main building of the school rather than a modular building. The building works will provide the necessary accommodation to house the nursery age pupils thus continuing their learning opportunities in the school and allow enhanced integration of pupils and delivery of the early years phase of education.</p>
Mitigation	

Disability

Impact on public	Positive
Impact on staff	Neutral
Rationale	<p>By moving the nursery into the main school building, the children have the opportunity to feel more included within the school community. This has the potential to have a positive impact on those who share disability as a protected characteristic as it will allow the children to share an environment with others who they may have not previously seen or interacted with.</p> <p>The new nursery will have level access and will be accessible to all those with restricted mobility.</p> <p>The building works will be managed accordingly to ensure that there will be no impact on movement around the building that will affect anyone with a disability. All accommodation will be built in line with the relevant legislation. On removal of the modular building</p>

	currently housing the nursery, there will be more external play space for pupils to have access to.
Mitigation	

Gender Reassignment

Impact on public	Positive
Impact on staff	Neutral
Rationale	The toilet facilities with the new nursery area of the school will be unisex, rather than separate facilities for males and females, which aims to make them more accessible to any individuals that may share gender reassignment as a protected characteristic.
Mitigation	

Pregnancy and Maternity

Impact on public	Neutral
Impact on staff	Neutral
Rationale	It is assessed there will be a neutral impact on pregnancy and maternity as the scheme does not make any changes to the policies and practices that the school has. It is a building project to relocate the nursery accommodation from a modular building to the school's main accommodation.
Mitigation	

Race

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to relocate the nursery age pupils from a modular building to the school's main accommodation. This will have no impact on the school's current policies and practices in relation to the matter of race.</p> <p>It is assessed therefore there will be a neutral impact on race.</p>
Mitigation	

Religion or Belief

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to relocate the nursery age pupils from a modular building to the school's main accommodation. This will have no impact on the school's current policies and practices in relation to the matter of Religion or Belief.</p> <p>It is assessed therefore there will be a neutral impact on Religion or Belief.</p>
Mitigation	

Sex

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to relocate the nursery age pupils from a modular building to the school's main accommodation. This will have no impact on the school's current policies and practices in relation to the matter of Sex. The school will continue to be co-educational.</p> <p>It is assessed, therefore, that there will be a neutral impact on Sex.</p>
Mitigation	

Sexual Orientation

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to relocate the nursery age pupils from a modular building to the school's main accommodation. This will have no impact on the school's current policies and practices in relation to the matter of Sexual Orientation.</p> <p>It is assessed therefore that there will be a neutral impact on Sexual Orientation.</p>
Mitigation	

Marriage and Civil Partnership

Impact on public	Neutral
Impact on staff	Neutral

Rationale	<p>The project is to undertake a building scheme to relocate the nursery age pupils from a modular building to the school's main accommodation. This will have no impact on the school's current policies and practices in relation to the matter of Marriage and Civil Partnership.</p> <p>It is assessed therefore that there will be a neutral impact on Marriage and Civil Partnership.</p>
Mitigation	

Poverty

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to undertake a building scheme to relocate the nursery age pupils from a modular building to the school's main accommodation.</p> <p>It is assessed therefore that there will be a neutral impact on Poverty due to it being a building project and having no impact on the current policies and practices within the school.</p>
Mitigation	

Rurality

Impact on public	Neutral
Impact on staff	Neutral
Rationale	<p>The project is to undertake a building scheme to relocate the nursery age pupils from a modular building to the school's main accommodation. The school is located in</p>

	Basingstoke Town, not in a rural location. The school will continue to serve its urban catchment area remaining in its current location.
	It is assessed therefore that there will be a neutral impact on Rurality.
Mitigation	

Geographical Impact: Basingstoke and Deane

Equality Statement

Additional information:

This EIA focuses principally on the public. There is no change to staff working location or conditions as a result of the proposed works, staff will benefit from delivering nursery education in improved facilities. Staff have been made aware of the proposed changes. The impacts have therefore been assessed as neutral for staff.

Overview Statement:

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

EIA reference number: 00323

Date of production of EIA for publication: 14/12/2022