

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	12 January 2023
Title:	New Assembly Hall, Teaching Accommodation and External Works at Winton Community Academy, Andover
Report From:	Director of Universal Services

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Purpose of this Report

1. The purpose of this report is to seek spend approval to the project proposals at Winton Community Academy to construct a new single storey building together with improvements to external areas for the planned expansion of the school.

Recommendations

2. That the Executive Member for Education, grants spend approval to the project proposals for the new building and external works to accommodate the planned school expansion of the Winton Community Academy at the total cost of £5,600,000.

Executive Summary

3. The Winton Community Academy currently provides secondary age education for up to 924 children (6 Forms of Entry) aged between 11 and 16 years old.
4. The project comprises a single storey, standalone building providing two science classrooms, two general classrooms, an assembly hall, associated storage areas and toilets. The proposed new building creates a new courtyard to the south and a terrace to the west with new hard and soft landscaping. Additional staff car parking spaces are proposed together with relocated and additional cycle storage.
5. The project is included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services Decision Day on 12 January 2023 with a budget of £5,600,000.

6. A Planning application was submitted in December 2022 and a decision is expected in the spring of 2023.

Background

7. The Winton Community Academy provides education for children aged between 11 and 16 years old. There are currently 924 pupils on roll.
8. The project is included in the Children's Services Capital Programme, approved at the Executive Lead Member for Children's Services decision day on 12 January 2023, which outlines the available budget for the project.
9. Winton School was constructed in 1965 of traditional brick and pitched roof construction within a site area of just under 8 hectares. It has been extended at various times since in a mixture of different construction types. The school became Winton Community Academy in 2012.
10. These proposals will allow the school to increase the planned admission number (PAN) by one form of entry from 900 (6FE) to 1050 (7FE) places in total, an increase from 180 to 210 pupils per year group.

Finance

- 11 Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following table outline the breakdown of its distribution across the project.

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	4,806,867	4,806,867
Fees	793,133	793,133
Total	5,600,000	5,600,000

12. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	4,806,867	793,133	5,600,000
Total	4,806,867	793,133	5,600,000

- i. *Building Cost:*
 Net Cost = £3,622
 Gross Cost = £5,143
 Cost Per Pupil Place = £26,298

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £88,244 for the provision of all loose furniture, fittings, equipment and £99,754 for the provision of I.T. (inclusive of fees).

iii. *School Balances:*

N/A – Academy School.

Revenue Issues: N/A

iv. *Overview of Revenue Implications:*

	(a) Employee s £'000	(b) r £'000	Othe *Net Current Expenditur e £'000	(a+b) *Net Current Expenditur e £'000	(c) Capital es £'000	Charg (a + b + c) Total Net Expenditur e £'000
Revenue Implication s Additional + / Reduction s						

Details of Site and Existing Infrastructure

13. The Winton Community Academy is located off London Road, Andover. The site is bounded to the west by the Mark Way SEN school and to the north by both the Norman Gate SEN and Vigo Infant and Junior Schools. The school is set back from the London Road with vehicular accesses to the east and west together with a bus loop.
14. Winton school was constructed in 1965 around a central courtyard in traditional brick and tiled pitch roof construction. It has had a number of further buildings and alterations made over the years since then in different forms of construction. The existing specialist practical spaces are housed in a SCOLA system-built building on the east side of the school site. The main sports hall and activity hall are located to the west within the distinctive existing buildings that have large metal profiled pitched roofs.
15. A modular building was installed under a separate contract in the summer 2022 to meet the immediate demand for Year 7 pupils for the academic year 2022-2023. A new Multi Use Games Area (MUGA) has also been constructed on site during the autumn 2022 to provide additional formal hard play.

16. The electrical and cold-water services to the site will be upgraded as part of the works, other existing services have been assessed as sufficient to accommodate the project proposals.

Scope of the Project

17. The proposals comprise a new single storey building for a new assembly hall and teaching spaces, the formation of an external courtyard and terrace together with the marking out of an additional 14 staff car parking spaces and the relocation of existing and the provision of additional cycle storage.

The Proposed Building

18. The proposed new building will comprise:

- An assembly hall with storage
- 2 no. science classrooms
- A science prep room
- A chemical store
- 2 no. general teaching classrooms
- Pupil toilets
- Accessible toilet
- Cleaners store
- Plantroom

19. The proposed new building will be built in brick faced masonry construction with a metal pitched roof to the main hall and low-pitched high-performance roofs to the classrooms. The windows and doors will be a double-glazed high performance aluminium system. The proposals have been designed to complement the form and materials of the existing school buildings.

External Works

20. The proposed external works comprise:

- A new courtyard to the south of the new building with hard and soft landscaping
- A new terrace to the west of the building adjacent to the new hall with a ramp to the existing modular building to the north
- A new path linking existing buildings to the new classrooms
- A total of 100 additional covered cycle storage spaces are to be provided, 90 for pupils plus 10 for staff

21. 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 14 additional car parking spaces provided for staff and visitors, 1 of which will be fully accessible. One space will be provided with an electrical charging point.

22. A school travel plan has been developed by the school with Hampshire County Council's Safer Routes to School Team as part of the proposals to expand the school, to encourage sustainable travel to school and reduce car journeys. The school have closed their western pedestrian access from Batchelors Barn Road to dissuade cars dropping off from this residential road and increase pupil access and use of the existing main school entrance on London Road. The school's covered cycle storage is also to be relocated to the London Road boundary and extended.

Planning

23. A planning application was submitted in December 2022 and a decision is expected in the spring 2023.

Construction Management

24. 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 for all school users. The contractor will access the school site via the existing vehicular access to the east of the site via London Road. Contractor access and working areas will be segregated from the school users.
25. 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.
26. The works will be procured through the Southern Construction Framework and are anticipated to commence on site during the summer 2023 with the new building completing in the spring 2024.

Building Management

27. The existing school building management arrangements will remain in place.

Professional Resources

- | | | |
|-----|---------------------------|--|
| 28. | 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

-
29. A Principle of Enlargement consultation was undertaken by Children's Services Department in November 22. A pre-planning application was undertaken in November 22.
30. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

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

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.
33. The assessment, and discussion with Children's Services and the Academy Trust has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

Health and Safety

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

Climate Change

35. The project has been assessed against 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. Along with the existing buildings, this extension will also be highly 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 carbon emissions to help to mitigate the impact of climate change:
- A highly insulated building envelope with high performance windows, doors and roof lights
 - Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use
 - Natural ventilation to teaching spaces with night-time cooling strategy
 - Solar controlled glass will be installed to south facing windows to assist in the control of solar gain
 - Strategic placement of roof canopies above large glazing areas to avoid summertime overheating
 - Energy efficient lighting and heating controls
 - The use of timber frame and timber from sustainable sources
 - 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:	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>Date</u>
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	

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 use link below to access the Equalities Impact Assessment.

[Equality Impact Assessments for Children's Services | About the Council | Hampshire County Council \(hants.gov.uk\)](#)

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

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

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Kirsty North	Local Member for Andover North	26.04.2022	Supportive of proposals