

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Member for Education
<b>Date:</b>	11 May 2023
<b>Title:</b>	Bordon Infant and Junior Schools
<b>Report From:</b>	Director of Universal Services

**Contact names:** John Cantwell, 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 at Bordon Infant and Junior Schools to extend from 240 pupils (2 Forms of Entry) to 360 pupils (3 Forms of Entry) in new build and remodelled accommodation with associated external works.

### Recommendations

2. That the Executive Member for Education grants spend approval to the project proposals for Bordon Infant and Junior Schools at the total cost of £4,300,000.

### Executive Summary

3. Bordon Infant School currently provides education for up to 180 children (2 Forms of Entry) aged between 4 and 7 years old. Bordon Junior School currently provides education for up to 240 (2 Forms of Entry) aged between 7 and 11 years old.
4. The project comprises a single storey extension to the infant school to provide a new reception together with remodelled internal spaces to create three new classrooms, a Learning Resource Centre (LRC), an enlarged staff room, a new kitchen and associated ancillary accommodation. The project also comprises two single storey extensions to the junior school to provide a new classroom, LRC and music drama classroom together with remodelled internal spaces to create three further additional classrooms and sanitary accommodation together with an enlarged kitchen and staffroom accommodation. An enlarged staff car park and relocated pedestrian access is also to be provided.
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 £4,300,000.

- A planning application was submitted in April 2023 with a decision expected in July 2023.

## Background

- Bordon Infant and Junior Schools provide education for children aged between 4 and 11 years old. There are currently 434 pupils on roll across both schools.
- 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.
- The junior school building was built in 1968 and is of SCOLA system-built construction. The infant school was built in 1979 and is a mixture of traditional loadbearing masonry and steel framed construction. Both schools have been extended at various times since in a mixture of different construction types. The junior school became an Academy in 2018 with the University of Chichester Academy Trust.
- These proposals will allow the schools to increase the planned admission number (PAN) by one form of entry from 180 (2fe) to 270 (3fe) for the infant school and from 240 (2fe) to 360 (3fe) places in total for the junior school, an increase from 60 to 90 pupils per year group.
- It is proposed to install a single temporary modular classroom building to the infant school site to meet the demand for year R places from September 2023 while the permanent expansion proposals are constructed. This building will be removed upon completion of the works.

## Finance

- Capital Expenditure:

The Capital Expenditure has already been approved in principle; 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	3,691	3,691
Fees	609	609
<b>Total</b>	<b>4,300</b>	<b>4,300</b>

- 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 Contributions	3,691	609	4,300
<b>Total</b>	<b>3,691</b>	<b>609</b>	<b>4,300</b>

i. *Building Cost:*

Net Cost = n/a due to nature of work

Gross Cost = £2,324/m<sup>2</sup>

Cost Per Pupil Place = £26,861

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £275,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

iii. *School Balances:*

The school has the following level of balances:

*Published revenue balance as at 31 March 2022: Bordon Infant: £256,751*

*Bordon Junior: n/a - Academy*

*Devolved capital as at 31 March 2022: Bordon Infant: £17,215*

*Bordon Junior: n/a - Academy*

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				43	

### Details of Site and Existing Infrastructure

14. Bordon Infant and Junior Schools are accessed from School Road, a private road to the northeast of the school campus, in Bordon, Hampshire. The infant school shares a southern boundary with Budd's Lane with a pedestrian access midway along its length. A further pedestrian access is located to the eastern boundary connected to the local footpath network.

15. Bordon Infant School was built in 1979 and is a mixture of steel framed and traditional masonry construction, with shallow tiled pitched roofs and with both timber and double-glazed windows. Bordon Junior School was built in 1968 and is of SCOLA system-built building construction, with flat roofs and double glazing. Both schools have been extended over the years adopting similar construction apart from a standalone hall structure to the infant school site which is of timber 'log cabin' construction.

16. The existing services infrastructure to the site are sufficient to accommodate the project proposals.

### **Scope of the Project**

17. The proposed project comprises:
18. Bordon Infant School: A reception and admin new build extension, remodelling of existing internal spaces to provide three additional classrooms, a relocated Learning Resource Centre (LRC), an extended and relocated staff room and the conversion of the servery to a production kitchen. The 'log cabin' will also be refurbished and a covered link from the main building is to be added.
19. Bordon Junior School: New build, single storey extensions to provide a classroom, a music drama space and Learning Resource Centre, remodelled internal spaces across both ground and first floor to create three further additional classrooms together with further remodelling to the first floor to provide additional sanitary accommodation.
20. Externally, a relocated Multi Use Games Area (MUGA) is to be constructed, a new pedestrian access to the shared site and the existing car park will be extended to provide 12 additional car parking spaces and additional cycle storage.

### **The Proposed Building**

21. The proposed construction works will comprise:

#### Infant School:

- Reception and Admin space
- Head Teachers Office
- Extended staff room
- Three additional classrooms
- A Nurture Room
- Refurbished Small Hall
- 2 no. shared teaching areas
- Relocated LRC
- Kitchen

#### Junior School:

- Four additional classrooms
- LRC
- Music & Drama Classroom
- Shared teaching spaces
- Ancillary WCs
- Extended Kitchen & Servery
- Extended staffroom

22. The proposed infant school extension will be of traditional construction finished externally with facing brickwork and a tiled pitched roof. The windows and doors will be a double-glazed high performance aluminium system. The junior school extensions will be a mixture of facing brickwork and double-glazed, high-performance curtain walling with low-pitched high-performance roofs. The proposals have been designed to complement the form and materials of the existing school buildings.

### **External Works**

23. The proposed external works comprise:
- Relocation of junior school MUGA
  - Enhancement of existing pedestrian access to east boundary
  - New safeguarding fencing
  - Supplementary tree and shrub planting
  - Extension to existing staff car park.
24. 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 12 additional car parking spaces provided for staff and visitors, one of which will be fully accessible.
25. There are no proposed changes to the vehicular access off School Road.

### **Planning**

26. A planning application was submitted in April 2023.

### **Construction Management**

27. The school sites 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 in both the infant and junior schools. The contractor will access the school sites via School Road. Contractor access and working areas will be segregated from the school users.
28. 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 infant and junior schools.
29. Morgan Sindall Construction have been appointed through the Hampshire Construction Framework and are anticipated to commence on site during the autumn term 2023 with the new building completing in the summer term 2024.

### **Building Management**

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

## **Professional Resources**

- |                         |  |
|-------------------------|--|
| 31. Architectural       | Property Services - Consultant Partner |
| Landscape               | Property Services - Consultant Partner |
| Mechanical & Electrical | Property Services - Consultant Partner |
| Structural Engineering  | Property Services - Consultant Partner |
| Quantity Surveying      | Property Services,                     |
| Principal Designer      | Property Services - Consultant Partner |
| Drainage Engineering    | Property Services - Consultant Partner |

## **Consultation and Equalities**

32. A Principle of Enlargement consultation was undertaken by Children's Services Department in 2017, between 09/01/17 – 10/02/2017. A pre-planning application consultation was undertaken in November 2022.
33. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

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

## **Risk & Impact Issues**

### **Fire Risk Assessment**

34. 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.
35. 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 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**

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

### **Climate Change**

38. 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.
39. 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
  - Low water-consumption sanitary installations
  - The use of 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

### 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:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Steve Forster Executive Member for Education	Portfolio Holder		

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor A Tree	Local Member for Whitehill, Bordon & Lindford	10.01.2023	No comments received.



## 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:	Bordon Infant School & Bordon Junior School - Expansion
Related EIAs:	None

EIA for Savings Programme:	No
Service affected	Bordon Infant School and Bordon Junior School
Description of the service/policy/project/project phase	Bordon Infant School and Bordon Junior School are located on Budds Lane in Bordon, East Hampshire. These schools share the same site and share some outdoor facilities such as the school playing field however they operate from separate buildings. It is forecast there will be an increase in demand for school places in the area over the coming years and steps are being taken to ensure that both the infant and junior school can accommodate.
New/changed service/policy/project	Hampshire County Council is currently undertaking works to enlarge the accommodation at Bordon Infant and Junior School in East Hampshire. It is proposed that the schools be enlarged from a 2 form entry to 3 form entry to facilitate the current additional pupil demand for school places. The works to permanently expand both schools' accommodation is due to take place over the coming months and will be operational for September 2024. Whilst these expansion projects have been part of the children's services programme of planned work for some time, we are currently faced with an issue whereby the demand and additional children requiring places has materialised before the permanent works have been completed. Therefore there is an immediate need for additional accommodation for the September 2023 academic year. The County Council has taken the decision to install a modular building on the school site for one academic year (3 terms) whilst the permanent expansion work is completed.

Engagement	<p>A principle of enlargement consultation was conducted from 09/01/17 – 10/02/2017. Details were sent out to the following groups of people: Headteacher • Chair of Governors • School staff • Parents of children at the school (via the school) • Headteachers and Chairs of Governors at all schools within 2 miles • Staff union representatives • MP - Leo Docherty • HCC Elected member • Local District Council • Early Years Development and Childcare • Other relevant HCC Officers • Local Diocese. A drop in event was held on 17 January 2017 where parents of students, staff and members of the local community could attend to ask local authority officers any questions they had about the proposals.</p>
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The first public notice was held 10/03/2017 – 07/04/2017. There were then three modifications to the public notice that were published 12/01/2018 – 09/02/2018, 05/06/2020 – 03/07/2020 & 28/10/2022 – 25/11/2022.

The general public will also have the opportunity to comment when the planning application is submitted.

#### Equalities considerations - Impact Assessment

##### Age

Impact on public	Positive
Impact on staff	Positive
Rationale	Positive impact on both children and staff. By expanding the school, more local young people will be able to attend their local infant and junior schools which will enable them to form relationships with other students who live in the locality, help build a sense of community and support enhancement of their social skills. By providing additional places at a local school, travel times will be reduced which will have a positive benefit on both the environment and the student's day to day lives. The expansion of the school will create additional jobs which will be open to all including local residents.
Mitigation	

##### Disability

Impact on public	Positive
Impact on staff	Positive
Rationale	The final plans for the project are still being decided but what can be said with certainty is

	that the building works and the modular installation will be fully compliant with any and all relevant legislation regarding disability and accessibility, providing updated facilities.
Mitigation	

### Gender Reassignment

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	

### Pregnancy and Maternity

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	

## 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
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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## Poverty

Impact on public	Neutral
Impact on staff	Neutral
Rationale	The expansion of both schools will create more local jobs in addition to extra spaces for students which could potentially prevent them from having to travel as far to school. By creating local schools for local young people we are increasing the opportunities for active travel and the possibility to walk or cycle.
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	

Geographical Impact:East Hampshire

## Equality Statement

Additional information:

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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

## Overview Statement:

A summary assessment to show that due regard to the Public Sector Equality Duty has been paid, which is undertaken when a full EIA is not needed:

EIA reference number: 00401

Date of production of EIA for publication: 05/04/2023