

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	11 July 2023
Title:	Hounsome Fields Primary School, Basingstoke
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 for the proposed new Hounsome Fields Primary School at the total cost of £14,550,000.

Recommendation

2. That the Executive Member for Children's Services, grants spend approval to the project proposals for Hounsome Fields Primary School at the total cost of £14,550,000.

Executive Summary

3. The new Hounsome Fields Primary School will provide primary education for up to 420 children aged between 4 and 11 years old, together with a resource provision for 8 pupils with special educational needs.
4. The proposed new school is required to meet the anticipated demand for primary school places arising from new homes to be built in two residential developments at Hounsome Fields and Basingstoke Golf Course on the southwest of Basingstoke.
5. The site and funding for the new school is provided by developer contributions secured by the County Council via Section 106 Planning Agreements as part of the planning approval process for the two developments.
6. These contributions are sufficient to enable the project to be adopted as a Climate Change Primary School Pilot project, aiming to achieve three objectives: zero onsite direct carbon emissions, low embodied carbon in construction and improved resilience to overheating and flooding.

7. The school will be located in the northeast of the Hounsome Fields development, just west of the A30. The two-storey school comprises 14 classrooms, a special educational needs resource provision, a hall, studio, learning resource centre, kitchen and ancillary accommodation with hardstanding for informal play and play courts, a staff car park and playing fields.
8. The school is to be run by an academy, selected in a competitive process by the County Council and subject to approval from the Department for Education. The school is planned to open in September 2025.
9. The project is included in the update to the Children Services Capital Programme, approved by the Executive Lead Member for Children's Services Decision Day on 11 July 2023, with a budget of £14,550,000.
10. A planning application was submitted in February 2023 and a decision is anticipated in September 2023.

Background

11. The proposed new school is required to meet the anticipated demand for primary school places arising from the approximately 1,750 new homes to be built in the residential developments at Hounsome Fields and the adjacent Basingstoke Golf Course on the southwest of Basingstoke.
12. The school will have 2 forms of entry, providing primary education for up to 420 children aged between 4 and 11 years old, together with a resource provision for 8 pupils with special educational needs.
13. The funding for the new school is provided by developer contributions secured by the County Council via Section 106 Planning Agreements as part of the planning approval process for the Hounsome Fields and Basingstoke Golf Course developments. The site for the new school is provided within the Hounsome Fields development.
14. The school is to be run by an academy selected in a competitive process by the County Council and subject to approval by the Department for Education. The school is planned to open in September 2025.
15. The project is included in the update to the Children Services Capital Programme, approved by the Executive Lead Member for Children's Services Decision Day on 11 July 2023, with a budget of £14,550,000.

Finance

16. Capital Expenditure: The Capital Expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project. The current estimate includes inflation to mid-point construction 4Q24.

Capital Expenditure	Current Estimate £'000	Capital Programme £'000
Buildings	12,489	12,489
Fees	2,061	2,061
Total	14,550	14,550

17. Sources of Funding

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	0	0	0
2. From Other Resources			
a) Developer's Contribution	12,489	2,061	14,550
Total	12,489	2,061	14,550

i. *Building Cost:*

Net Cost = £3,341/m² (excluding abnormals)

Gross Cost = £4,763/m²

Cost Per Pupil Place = £28,234

GIA: 2250m²

ii. *Furniture & Equipment:*

Included in the above figures is an allocation of £596,023 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

iii. *School Balances:*

N/A – New Academy

Revenue Issues:

iv. *Overview of Revenue Implications:*

There are no revenue implications to Hampshire County Council as academies receive their funding directly from the government and are managed by Academy Trusts.

Details of Site and Existing Infrastructure

18. The site for the new school is in the north-east section of the Hounsome Fields development, accessed off Treetop Avenue, a new road serving the residential development from a new roundabout on the A30. Previously farmland, the site falls approximately 9m from north-east to south-west, with the western edge bounded by woodland. The A30 runs directly adjacent to the east boundary, separated from the school site by a line of trees, an acoustic bund and fencing. New housing is located to the north beyond a

small public open space and the local centre serving the development is located to the south with further new housing beyond.

19. The school site is approximately 3.0 hectares, sufficient to accommodate an expansion of the school by a further form of entry (210 pupils) if necessary in the future.
20. Vehicular access to the school staff car park and service area is provided off Treetop Avenue at the northern end of the site. Grounds maintenance access to the playing fields is provided from Treetop Avenue in the south-west corner of the site.
21. The site is well connected to the homes within the Hounsome Field development with new footpaths and cycle ways, including a path from the northern end of the school site to the pedestrian crossing of the A30 at the light-controlled junction to the north-east. In due course, a further light-controlled at-grade pedestrian crossing of the A30 is to be constructed adjacent to the new roundabout to the south as part of the Basingstoke Golf Course development, linking pedestrian access from that development with the southern corner of the school site.
22. New services infrastructure will be provided to the site with sufficient capacity for the proposed accommodation, including a substation sized to facilitate the proposed ground-source heat pump heating system.

Scope of the Project

23. The project comprises the construction of the school building, car parking, external play areas and playing fields.

The Proposed Building

24. The proposed primary school building comprises:
 - Main hall
 - Studio
 - 14 classrooms
 - A classroom for pupils with special educational needs and disabilities
 - A specialist practical classroom
 - Group rooms
 - A learning resource centre
 - Staffroom and administration offices
 - Pupil and staff toilets
 - Accessible toilets and a hygiene room
 - Kitchen
 - Other ancillary support facilities
25. The school building is a two-storey rectangular compact form, with the hall, studio and kitchen located on the west end and the main elevations of

teaching accommodation facing north and south. A two-storey loggia provides shade and shelter to the south elevation and a further single storey canopy provides covered outside play areas to the ground floor classrooms on the north elevation.

26. The building will use an off-site manufactured timber frame construction to minimise embodied carbon, finished externally with brick and triple glazed aluminium/wood composite windows and doors. A high performance 'green' roof comprises extensive sedum planting to help protect the roof from solar gain and support biodiversity.

External Works

27. The external works comprise:
- A hard play court and informal hard play areas
 - Dedicated play areas adjacent to reception classrooms, key stage 1 classrooms and the special educational needs resource provision.
 - Pedestrian footpaths from the public open space to the north and from Treetop Avenue leading to an entrance court at the front of the school.
 - A further pedestrian footpath from Treetop Avenue leading directly to the play area on the south elevation.
 - Two grassed playing fields
 - Soft landscaping, including new trees.
 - An all-weather footpath loop around the playing fields, linked to a further pedestrian access at the south-east corner of the site.
 - Car parking and service access area
 - Three covered bicycle and scooter storage areas.
 - Habitat areas, including a swale at the lower southern end of the site.
28. The project will provide staff car parking on the site in accordance with the Hampshire County Council On-Site School Parking Policy as follows:
- 40 parking bays (including 4 no twin-outlet electric vehicle charging points)
 - 2 accessible parking bays (including electric vehicle charging points)
 - 1 minibus bay
 - cycle/scooter storage.

Planning

29. A planning application was submitted in February 2023 and a decision is anticipated in September 2023.

Construction Management

30. The contractor will access the school site via Treetop Avenue.
31. Deliveries and movements of vehicles will be coordinated with the Developer of the Hounsme Fields development.

32. Willmott Dixon have been appointed as main contractor for the project through the Southern Construction Framework. Construction is anticipated to commence on site during Spring 2024 with the new building completing in Summer 2025.

Building Management

33. Under a lease from the County Council, the selected academy trust will be responsible for the building management, repair, maintenance and insurance of the completed school building and site.

Professional Resources

- | | |
|------------------------------|---|
| 34. Architecture | Universal Services – Property Services |
| Landscape | Universal Services – Property Services |
| Mechanical & Electrical | Universal Services – Property Services |
| Structural Engineering | Universal Services – Property Services |
| Interior Design | Universal Services – Property Services |
| Quantity Surveying | Universal Services – Property Services |
| Principal Designer | Universal Services – Property Services |
| Drainage Engineering | Universal Services – Hampshire Engineering Services |
| Passivhaus Assessment | Universal Services - Consultant Partner |
| Whole Life Carbon Assessment | Universal Services - Consultant Partner |

Consultation and Equalities

35. A pre-planning application consultation was undertaken in September and October 2022.
36. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:
- Children's Services
 - Executive Lead Member for Children's Services
 - Executive Member for Education
 - Local County Councillor
 - Local Residents
 - Fire Officer
 - Access Officer
 - Planning Department

Risk & Impact Issues

Fire Risk Assessment

37. 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.
38. 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 has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

Health and Safety

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

Climate Change

40. The project has been assessed against the County Council's climate change targets of being carbon neutral by 2050 and building resilience to the impacts of a 2°C rise in the global average temperature.
41. The project has been adopted as a Climate Change Primary School Pilot project, aiming to achieve three principal climate change objectives:
 - zero onsite direct carbon emissions, using an all-electric heating solution supported by photo-voltaic electrical energy generation;
 - low embodied carbon in its construction, aiming to achieve the Royal Institute of British Architects '2030 Challenge' embodied carbon target for 2030; and
 - improved resilience to overheating and flooding, designing to the forecast climate data for 2050.
42. In aiming to meet these objectives, the project will incorporate the following:

Heat and energy:

- a ground-source heat pump heating system, laid beneath the playing fields, supported by a roof-top photo-voltaic array optimised to offset the school's electrical demand;
- a building envelope designed and assessed in accordance with 'Passivhaus' principles, including highly insulated and air-tight construction, triple glazing and a whole building mechanical ventilation heat-recovery (MVHR) ventilation system;
- energy efficient lighting and heating controls, with daylight linked absence detection to ensure the minimum energy is used; and
- a formal post-occupancy evaluation and monitoring, to study the in-use energy performance of the completed building once fully occupied.

Embodied carbon:

- an off-site manufactured timber frame construction (with timber from sustainable forestry sources), together with low-carbon concrete substructure to minimise embodied carbon;
- a whole-life carbon assessment of all elements of the building design, aiming to achieve a target of 540 kgCO₂e/m²; and
- a site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.

Climate adaptation:

- a high performance 'green' roof comprising extensive sedum planting to help protect the roof from solar gain, support biodiversity and mitigate rainwater discharge;
- orientation of the long-axis of the building east-west to minimise solar gain, including a two-storey loggia to shade the south elevation to mitigate summer heat gain and glare, together with solar control triple-glazing;
- night-time purge ventilation during summer months using secure vents and the MVHR system to cool the building's interior;
- location of the main hard play court away from the south façade, separated by a line of tree planting, to mitigate localised summer heat gain;
- low water-consumption sanitary installations;
- onsite drainage swale; and
- soft landscaping to provide biodiversity net gain on the site.

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:

An Equalities Impact Assessment has been carried out and is contained in Appendix 2.

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 Juliet Henderson	Local Member for Basingstoke	21/09/2022	Cllr Henderson was fully supportive of the proposed new school