

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	22 September 2023
Title:	Oakmoor Secondary School, Bordon
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 to expand Oakmoor School by 2 forms of entry at the total cost of £9,250,000 conditional upon Planning Permission being secured.

Recommendation

2. That the Executive Member for Education grants spend approval to the project proposals for Oakmoor School at the total cost of £9,250,000 conditional upon Planning Permission being secured.

Executive Summary

3. Oakmoor School currently provides education for up to 900 children (6 forms of entry) aged between 11 and 16 years old.
4. The proposed project will extend the school by 2 forms of entry (fe) providing an additional 300 pupil places increasing the school's capacity to 1,200 places.
5. The project comprises 16 new general teaching rooms with ancillary office and sanitary accommodation, together with some internal remodelling of the existing accommodation to provide additional suited ICT, science and art classrooms and a relocated SEN resource base.
6. 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 £9,250,000.

7. A planning application was submitted in June 2023 and a decision is anticipated in October 2023. The recommendation therefore is conditional upon Planning Permission being secured.

Contextual information

8. Oakmoor School provides education for children aged between 11 and 16 years old. There are currently 825 pupils on the roll (Summer 2023).
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 12 January 2023, which outlines the available budget for the project.
10. Oakmoor School opened in November 2019 replacing the existing Mill Chase Secondary School (subsequently closed). This met the existing secondary age pupil demand together with the new demand arising from the new residential development to expand the town of Whitehill and Bordon, Hampshire. (EME Decision 19.06.2017)
11. The proposed extension to the school is required to meet the anticipated ongoing demand for secondary school places arising from the Whitehill and Bordon redevelopment.
12. Oakmoor School is run by the University of Chichester Academy Trust (UNICAT). The proposals for the extension have been discussed and agreed with the Trust.
13. The number of pupils attending the school is currently planned to increase by 300 as a result of these proposals.

Finance

Capital Expenditure:

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

Capital Expenditure	Current Estimate	Capital Programme	
		£’000	£’000
Buildings	7,940	7,940	7,940
Fees	1,310	1,310	1,310
Total	9,250	9,250	9,250

Sources of Funding:

15.

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	7,940	1,310	9,250
Total	7,940	1,310	9,250

a) Building Cost:

Net Cost = £3,371/m²

Gross Cost = £4,590/m²

Cost Per Pupil Place = £23,761

b) Furniture & Equipment:

Included in the above figures is an allocation of £283,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) School Balances:

The school has the following level of balances:

- Published revenue balance as of 31 March 2023: N/a – Academy School
- Devolved capital as at 31 March 2023: N/a – Academy School

Revenue Issues:

13. 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	0	0	0	0	0

Details of Site and Existing Infrastructure

14. Oakmoor School is located off Budds Lane, Bordon, Hampshire.

15. The site is comprised of four existing buildings arranged around a central courtyard; two teaching blocks sit to the north and south with the school assembly hall and sports hall to the east and west. The teaching blocks are 2 storeys, the northern block was designed to be extended to accommodate the 2fe increase proposed. Externally the buildings are of finished in brick, with

aluminium double glazed curtain walling, doors and windows with high performance low pitched roofs.

16. Oakmoor School was completed and opened in November 2019, when the former Mill Chase School moved to the new site.
17. The school site is 9.06Ha in area which is sufficient for an 8fe secondary school. It has mature woodland to its northern boundary and housing to the western boundary. The eastern boundary is shared with the adjacent Bordon Infant and Junior Schools with Budds Lane to the South. The school buildings are set back from Budds Lane to creating a public space and community presence for the school.
18. The existing services infrastructure to the site is sufficient to accommodate the project proposals.

Scope of the Project

19. The proposed project comprises of a 2-storey extension to the school's northern teaching block, car parking and modest external works.

The Proposed Building

20. The proposed new building will comprise:
 - 16 general teaching classrooms
 - 6 offices
 - Pupil and staff toilets
 - Other ancillary support facilities

The remodelled accommodation includes:

- 2 ICT suites
- 2 Science classrooms
- An Art classroom

21. The proposed extension will follow the existing architectural language of the school using good quality red facing brickwork, aluminium framed double glazed curtain walling, windows and doors with a high-performance parapeted roof with an additional solar PV panel array.

External Works

22. The proposed external works will provide an extension to the staff car park, with additional cycle storage.
23. 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 Policy. There will be 28 additional car parking spaces provided for staff and visitors, one of which will be fully accessible.

24. The existing vehicular access from Budds Lane is to remain unchanged.

Planning

25. A planning application was submitted in June 2023 and a decision is anticipated in October 2023. As stated above, the recommendation therefore is conditional upon Planning Permission being secured.

Construction Management

26. 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 main vehicular access from Budds Lane. Contractor access around working areas will be segregated from the school users.

27. 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.

28. The works have been procured through the Southern Construction Framework (SCF) Framework and are anticipated to commence on site during the summer 2024 with the new building completing in the summer 2025.

Building Management

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

Professional Resources

30.

Architectural	Universal Services – Property Services
Landscape	Universal Services – Property Services
Mechanical and Electrical	Universal Services – Property Services
Structural Engineering	Universal Services – Property Services
Quantity Surveying	Universal Services – Property Services
Principal Designer	Universal Services – Property Services
Drainage Engineering	Universal Services – Hampshire Engineering Services

Consultation and Equalities

31. A public / preplanning application consultation was undertaken in March 2023.

32. The following have been consulted during the development of this project. All those that have been consulted have provided a positive response.

- Headteacher;
- University of Chichester Academy Trust
- School Governors;
- Children's Services;
- Executive Lead Member for Children's Services;
- Local County Councillor; Cllr A Tree
- Local Residents;
- Fire Officer;
- Access Officer;
- HCC Planning Department

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

Risk & Impact Issues

Fire Risk Assessment

34. Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.

35. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures and it is confirmed that the provision of sprinklers is not required in this instance. The building's management and maintenance is the responsibility of the Academy Trust. They will also insure the buildings independently against fire and other occurrences.

36. 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.

37. The project proposals include the following fire and safety and enhanced features:

- additional automatic fire protection, with full (24/7) remote monitoring;
- external finishes specified as fire resistant;
- reduced fire compartment sizes; and
- consideration of secure by design principles, including specific site security, bin storage away from buildings, external lighting etc.

Health and Safety

38. 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

39. 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 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.
40. 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 for the extension including 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.
 - solar controlled glass will be installed to south facing windows to assist in the control of solar gain.
 - strategic placement of an extended roof canopy above the western stair well glazing to avoid summertime overheating.
 - strategic placement of solar shading over the additional stairwell glazing areas to avoid summertime overheating.
 - natural ventilation to teaching spaces with night-time cooling strategy through Natural Ventilation Heat Recovery (NVHR) boxes with acoustic attenuation.
 - energy efficient lighting and heating controls, as each light fitting will be daylight linked with absence detection to ensure the minimum energy is used.
 - the extension will include the addition of Photovoltaic Solar Panels to supplement the school's electrical demand.
 - 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:

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

Equalities Impact Assessment:

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