

HAMPSHIRE COUNTY COUNCIL

Decision Report

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| Decision Maker: | Executive Member for Education |
| Date: | 19 January 2024 |
| Title: | Aldershot Urban Extension 2nd Primary School, Aldershot |
| 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 Aldershot Urban Extension 2nd Primary School at the total cost of £12,500,000 conditional upon planning permission being secured.

Recommendation

2. That the Executive Member for Education gives approval to spend £12,500,000 on the project proposals for Aldershot Urban Extension 2nd Primary School, conditional upon planning permission being secured.

Executive Summary

3. The new Aldershot Urban Extension 2nd Primary School will provide primary education for up to 420 children agreed between 4 and 11 years old, together with a resource provision for 8 pupils with special education needs.
4. The proposed new school is required to meet the anticipated demand for primary school places arising from the remaining new homes to be built on the Wellesley development to the north of Aldershot. The school will supplement the primary school places for the development already provided from the Cambridge Primary School that opened in 2018.
5. The site and the majority of 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 for the development.
6. The school will be located to the east of the Wellesley development, to the south of Alison's Road. The two-storey school comprises 14 classrooms, a special education 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.

7. The school is to be run by an academy trust, 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.
8. The project was previously included in the Children Services Capital Programme, approved by the Executive Lead Member for Children's Services on 12 January 2023 with a budget of £10,500,000. An update for the project is included in the Children Services Capital Programme approved by the Executive Lead Member for Children's Services on 19 January 2024, with additional funding of £2,000,000 and a total budget of £12,500,000.
9. A planning application was submitted in September 2023 and a decision is anticipated in January 2024. The recommendation is therefore conditional upon planning permission being secured.

Background

10. The proposed new school is required to meet the anticipated demand for primary school places arising from the approximately 3,850 new homes to be built on the Wellesley residential development. The new school will supplement the primary school places already provided by the Cambridge Primary School that opened in 2018.
11. The school will have 2 forms of entry, providing primary education for up to 420 children agreed between 4 and 11 years old, together with a resource provision for 8 pupils with special education needs.
12. The funding for the new school is provided by developer contributions secured by the County Council via a Section 106 Planning Agreement as part of the planning approval process for the Wellesley development together with an allocation from the Childrens Services Special Educational Needs block funding and the Basic Need grant allocation from the Department for Education. The site for the new school is provided within the eastern half of the Wellesley development.
13. The school is to be run by an academy trust, 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.
14. The project was previously included in the Children Services Capital Programme (2023/24 – 2025/26), approved by the Executive Lead Member for Children's Services on 12 January 2023 with a budget of £10,500,000. An update for the project is included in the Children Services Capital Programme (2024/25 – 2026/27) approved by the Executive Lead Member for Children's Services on 19 January 2024, with additional funding of £2,000,000 to provide a total budget of £12,500,000.

Finance

Capital Expenditure:

15. 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 in 1Q 2025.

| Capital Expenditure | Current Estimate | Capital Programme |
|----------------------------|-------------------------|--------------------------|
| | £'000 | £'000 |
| Buildings | 10,730 | 10,730 |
| Fees | 1,770 | 1,770 |
| Total | 12,500 | 12,500 |

Sources of Funding:

16.

| Financial Provision for Total Scheme | Buildings | Fees | Total Cost |
|---|------------------|--------------|-------------------|
| | £'000 | £'000 | £'000 |
| 1. From Own Resources | | | |
| a) Capital Programme (as above) | 0 | 0 | 0 |
| 2. From Other Resources | | | |
| a) Developer's Contribution | 8,155 | 1,345 | 9,500 |
| b) Basic Need Grant | 1,974 | 326 | 2,300 |
| c) High Needs Provision Grant | 601 | 99 | 700 |
| Total | 10,730 | 1,770 | 12,500 |

a) Building Cost:

Net Cost = £3,637/m² (excluding abnormals)

Gross Cost =£4,434/m²

Cost Per Pupil Place =£23,310

Gross Internal Floor Area: 2,250m²

b) Furniture & Equipment:

Included in the above figures is an allocation of £542,525 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees). Broken down as follows:

IT £268,802

FFE £193,723

Kitchen £80,000

c) School Balances:

N/A – new Academy

Revenue Issues:

17. As this new school will be an Academy, the successful Academy Proposer will need to enter into a revenue funding agreement with the Secretary of State for Education, for the operation of the school, to be effective from the date of the school's opening. As this will be an Academy established to meet basic need, the County Council will be responsible for funding an amount to support pre-opening revenue costs and post-opening diseconomies. The County Council's current growth policy, approved by Schools Forum on 12th October 2022, provides an opening school with one off start-up funding of £67,000.

Details of Site and Existing Infrastructure

18. The site for the new school is in the north-east section of the Wellesley development and will be accessed from a road yet to be constructed by the developer, off Mandora Road, a new road serving the residential development from Alison's Road. A new green public open space is planned directly to the south-west of the school site's frontage. New housing will surround this open space together with further housing to the school's eastern boundary,
19. Previously a garrison cricket pitch, the school site is approximately 2.0 hectares with a developable area of 1.6Ha, sufficient to accommodate a primary school with 2 forms of entry.
20. Vehicular access to the school's staff car park and service area is provided off the proposed road from Mandora Road to the southwest of the school site. Grounds maintenance access will be provided from the same location.
21. The site is well connected to the homes and wider infrastructure within the Wellesley development with new footpaths and cycle ways.
22. New services infrastructure will be provided to the site with sufficient capacity for the proposed accommodation.

Scope of the Project

23. The proposed project comprises the construction of the school building, staff car parking, external play areas and playing fields, as shown on the plans in Appendix 1.

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
 - Staff room and administration offices
 - Pupil and staff toilets
 - Accessible toilets and a hygiene room
 - Kitchen
 - Other ancillary support accommodation
25. The school building is a two-storey compact form, with the hall, studio and kitchen located on the west end and the main elevations of the teaching accommodation facing southwest and northeast. A two-storey canopy and brie-soleil structure provides covered play areas to the ground floor classrooms and solar shading to the first-floor classrooms to the southwest elevation.
26. The building will use an off-site manufactured timber frame construction to minimise embodied carbon, finished externally with brick and high-performance aluminium/wood composite windows and doors. A high-performance roof will accommodate an array of solar photo-voltaic panels.

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 education resource provision.
 - Pedestrian footpaths from the central green open space to the southwest of the site leading to the public entrance of the school and a drop off and pick up area.
 - A grassed playing field, incorporating a larger junior sized football pitch and a smaller pitch.
 - A staff car park and service access area.
 - Two covered bicycle and scooter storage areas.
 - A bioretention pond and habitat area.
28. The project will provide staff car parking on the site in accordance with the Hampshire County Council Onsite School Parking Policy as follows:
- 37 car parking bays
 - 2 accessible bays
 - 1 minibuss bay

- 2 powered two-wheeler spaces
- cycle/scooter storage
- Infrastructure for 4 electric vehicle charging points.

Planning

29. A planning application was submitted in September 2023 and a decision is anticipated in January 2024.

Construction Management

30. The contractor will access the site from a haul road to the southwest of the site from Mandora Road.

31. Deliveries and movements of vehicles will be coordinated with the Developer of the Wellesley development.

32. Morgan Sindall Construction have been appointed as main contractor for the project through the Southern Construction Framework. Construction is anticipated to commence on site during Summer 2024 and complete 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

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|---------------------------|--|
| 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 |

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| Drainage Engineering | Universal Services – Hampshire Engineering Services |
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Consultation and Equalities

35. The local HCC Member, Cllr Alex Crawford, has been consulted and is supportive of the proposal.

36. A pre-planning application consultation was undertaken in March 2023.

37. The following have been consulted during the development of this project:

- Children's Services
- Executive Lead Member for Children's Services
- Local County Councillor - Cllr Alex Crawford
- Local Residents
- Fire Officer
- Access Officer
- Ecology Officer
- Arboriculture Officer
- HCC Strategic Transport Team
- HCC School Travel Planning Team
- HCC Development Management
- Rushmoor Borough Council Planning Department
- Developer of Wellesley – Grainger plc

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

Risk & Impact Issues

Fire Risk Assessment

39. 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.

40. The proposals have been assessed in line with the agreed Property Services agreed 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

41. 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 Impact Assessments

42. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent 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 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

Carbon Mitigation:

43. Carbon emissions from this project arise during the supply of its raw materials manufacture and construction, together with the operational emissions from its heating and power consumption throughout its use.
44. The project will incorporate the following measures to reduce the operational carbon emissions and those embodied in its construction process:
 - A highly insulated and airtight building envelope and a natural ventilation heat recovery (NVHR) ventilation system to minimise heating demand.
 - Energy efficient lighting and heating controls, with daylight linked absence detection to ensure the minimum energy is used.
 - An off-site manufactured timber frame construction, with timber from sustainable forestry sources, to minimise embodied carbon.
 - A roof-top photo-voltaic array optimised to offset the school's electrical demand.
 - A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
 - Formal post-occupancy evaluation and monitoring to study the in-use energy performance of the completed building once occupied.

Climate Change Adaptation

45. Like many schools and buildings across the Council's estate, the school 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,
46. The project will incorporate the following climate change adaptation measures to improve its resilience to summer overheating and flooding:
- A highly insulated and airtight building envelope and NVHR ventilation system to minimise heat gain and enable night-time cooling.
 - Nighttime purge ventilation during summer months using secure vents and the NVHR system to cool the building's interior.
 - Orientation of the long-axis of the building east-west to minimise solar gain, including a storey shade and canopy structure to the southwest elevation to mitigate summer heat gain and glare.
 - Location of the main hard play court to the east of the building, to mitigate localised summer heat gain
 - Low water consumption sanitary installations.
 - An onsite bioretention pond.
 - Soft landscaping to provide a minimum of 10% biodiversity net gain on the site.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

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| 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 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.

2. Equalities Impact Assessment:

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