

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Lead Member for Universal Services
<b>Date:</b>	28 January 2025
<b>Title:</b>	Reroofing and Thermal Improvement Programme
<b>Report From:</b>	Director of Universal Services

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### Purpose of this Report

1. The purpose of this report is to provide detail and seek approval for the reroofing and thermal improvement works at Bursledon Junior School, Fleet Infant School, Gomer Infant School, Kings School, Kingsclere Primary School and Wootey Infant School.

### Recommendations

2. That the Executive Lead Member for Universal Services approves the Project Appraisal for the reroofing and thermal improvement works at Bursledon Junior School, Fleet Infant School, Gomer Infant School, Kings School, Kingsclere Primary school and Wootey Infant School as outlined in this report.
3. That approval be given to spend and enter into necessary contractual arrangements, in consultation with the Head of Legal Services, to implement the proposed reroofing and thermal improvement works as set out in this report subject to approval of the funding at:
  - Bursledon Junior School, at an estimated cost of £0.55 million to be funded from School Condition Allocation
  - Fleet Infant School at an estimated cost of £0.75 million to be funded from School Condition Allocation
  - Gomer Infant School at an estimated cost of £0.55 million to be funded from School Condition Allocation
  - Kings School, at an estimated cost of £0.75 million to be funded from School Condition Allocation
  - Kingsclere Primary School, at an estimated cost of £0.55 million to be funded from School Condition Allocation
  - Wootey Infant School, at an estimated cost of £0.55 million to be funded from School Condition Allocation.

4. That authority to make the arrangements to implement the scheme, including minor variations to the design or contract, be delegated to the Director of Universal Services.
5. That authority is delegated to the Director of Universal Services, in consultation with the Head of Legal Services, to progress any orders, notices, or statutory procedures and secure any consents, licences, permissions, rights or easements necessary to enable implementation of this scheme.

### **Executive Summary**

6. Property Services has an ongoing programme to re-roof and improve the thermal insulation to its school buildings. The work is necessary as the roof coverings are at the end of their life.
7. The buildings have very poor thermal performance, with minimal roof insulation contributing to the buildings being cold in the winter and suffering from overheating in the summer.
8. The proposed work will see the roofs re-covered with a high performance felt or a self-finished metal panel system with additional insulation.
9. The re-roofed buildings will be well insulated, which will reduce the amount of heating needed and this in turn reduces the building's running costs and carbon emissions. The works will improve roof rainwater drainage and include additional ventilation to mitigate against heatwaves and provide resilience to climate change.
10. Works are planned to start in the Summer of 2025 to utilise the school Summer holiday and to avoid exam periods in the schools.
11. Funding for the project is from the Department for Education (DfE) Schools Condition Allocation, a grant for the improvement of school buildings.

### **Contextual information**

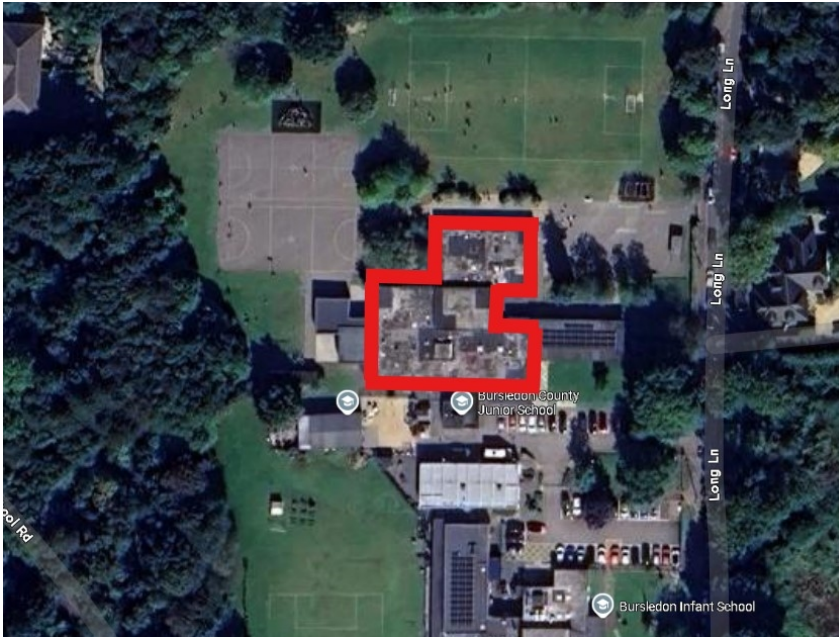
12. This project appraisal covers a number of projects to replace roof coverings at five schools that have been prioritised for replacement. These schemes have been identified as the highest priorities using information from the repairs that have been undertaken through reactive maintenance call outs, followed up with detailed inspections on the current condition of the roofs.
13. The details of the work at the individual sites are set out below but will comprise of the replacement of the roof covering, upgrading insulation to improve the thermal performance and the provision of new or improvement of existing ventilation particularly to school halls and school meals kitchens to comply with current regulations and best practice.
14. Where there are existing Solar PV panels installed as part of the SALIX decarbonisation grant programme on these buildings they will be removed and reinstalled as the panels have in excess of 15 years expected remaining lifespan. As part of the detailed design, the County Council will review the amount of Solar PV on the buildings and where there is scope to increase, work with the schools and they may wish to use the Property Services invest to save (recycling fund) scheme for the installation of additional panels.

15. Three of the buildings noted below are constructed using the SCOLA system. SCOLA is an acronym for the 'Second Consortium of Local Authorities' where a group of local authorities, including amongst others Hampshire, West Sussex and Dorset County Councils, worked together to produce a standard design for new buildings to meet the challenges of additional pupils due to the post war baby boom and a scarcity of building materials. Approximately 40% of Hampshire Schools are SCOLA buildings, which equates to around 25% of all SCOLA buildings nationally.
16. The works will reduce ongoing maintenance and running costs by:
  - addressing regular reactive maintenance issues caused by roof leaks. The cost of repair often extends to making good internal finishes as well as the cost of the work to resolve the leak
  - using self-finished materials including metal roof sheets and maintenance free fascias
  - specifying appropriate quality materials with guarantees/warranties to give longevity
  - improving insulation which reduces the amount of heating required.
17. Aligning with Property Services' strategy to "future proof" its work for greater decarbonisation in due course, the level of insulation allows for the buildings to be suitable for a heat pump at such point as condition or available grant funding make it appropriate to renew its heating system in the future.

## **Bursledon Junior School – Roof insulation upgrade and recovering**

### **Overview**

18. Bursledon Junior school in Bursledon was originally constructed as a two form entry Junior school in 1971, comprising of teaching classrooms, ancillary spaces and administration offices. Further classrooms to expand the school into a three form entry were built in 1994 and 1999.
19. The SCOLA building, outlined in red in the plan below, is constructed using the 'SCOLA 2' system which comprises a steel frame, curtain walling windows and brick panels under an uninsulated asphalt covered flat roof. The roof is at the end of its life and the building suffers from multiple leaks. The proposals include the provision of new insulation, replacement of the roof coverings, replacement rooflights and replacement of any ventilation systems to the hall and kitchen to address these building defects



20. Funding for the project is subject to approval by the Executive Lead Member for Universal Services decision day on 20 January 2025. A breakdown of proposed revised funding for this project is noted in the financial section below:

21. The scope comprises:

- over-roofing the roof to the SCOLA element with insulation and a high-performance roofing system
- replacement of rooflights
- provision of new ventilation systems to the kitchen and hall to ensure thermal comfort.

22. Work is planned to start on site in summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays

## **Fleet Infant School – Roof insulation upgrade and recovering**

### **Overview**

23. Fleet Infant school in Fleet was originally constructed as a three form entry infant school in 1986, comprising of teaching classrooms, ancillary spaces and admin offices. A later community building was built in 1996.

24. The building, outlined in red in the plan below, is constructed with a steel frame, load bearing steel curtain walling windows under an insulated metal sheet panel roof. The building is Grade 2 listed. The roofing system is now at the end of its life and the building suffers from multiple leaks. The proposals include the replacement of the roof coverings with an insulated self finished sheet panel roof system, to match existing due to the Grade 2 Listing status, to address these building defects.



25. Funding for the project was approved at the Executive Lead Member for Universal Services decision day on 23 January 2023. A breakdown of proposed revised funding for this project is noted in the financial section below.
26. The scope comprises:
  - replacement of the existing roof with an insulated sheet panel roofing system with a low maintenance self-finished coating
  - re-lining of existing gutters.
27. Work is planned to start on site in summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays.

## **Gomer Infant School – Roof insulation upgrade and recovering**

### **Overview**

28. Gomer Infant school in Gosport was originally constructed as a two form entry Infant school in 1970, comprising of teaching classrooms, ancillary spaces and admin offices. Further areas were added to provide additional library and ancillary spaces in 1990 and 1996.
29. The SCOLA building, outlined in red in the plan below, is constructed using the 'SCOLA 2' system which comprises a steel frame, curtain walling windows and brick panels under an uninsulated asphalt covered flat roof. The roof is at the end of its life and the building suffers from multiple leaks. The proposals include the provision of new insulation, replacement of the roof coverings, replacement rooflights and replacement of any ventilation systems to the hall and kitchen to address these building defects.





30. Funding for the project is subject to approval by the Executive Lead Member for Universal Services decision day on 20 January 2025. A breakdown of proposed revised funding for this project is noted in the financial section below.

31. The scope comprises:

- over-roofing the roof to the SCOLA element with insulation and a high-performance roofing system
- replacement of rooflights
- provision of new ventilation systems to the kitchen and hall to ensure thermal comfort.

32. Work is planned to start on site in summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays

## **Kings School – Roof insulation upgrade and recovering**

### **Overview**

33. The North Teaching Block at Kings School in Winchester was originally constructed in 1968, comprising of teaching classrooms and specialist Science and Technology rooms.

34. The building, outlined in red in the plan below, is constructed using the ‘SCOLA 1’ system which comprises a steel frame, curtain walling windows and brick panels under an uninsulated asphalt covered flat roof. The curtain walling was replaced with an aluminium double cladding system in 2011. The roof was previously replaced with a low pitch cement sheet roof in the early 1990’s and

this system is now at the end of it's life and the building suffers from multiple leaks. The proposals include the replacement of the roof coverings with an insulated composite panel roof system to address these building defects.



35. Funding for the project is subject to approval by the Executive Lead Member for Universal Services decision day on 20 January 2025. A breakdown of proposed revised funding for this project is noted in the financial section below.

36. The scope comprises:

- over-roofing the roof to the SCOLA element with an insulated composite roofing system with a metal sheet finish with a low maintenance powder coating
- additional insulation at ceiling level to meet current building regulations
- reinstatement of ventilation systems to the pupil kitchens including upgrade as necessary.

37. Work is planned to start on site in Summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays.

## **Kingsclere Primary School – Roof insulation upgrade and recovering**

### **Overview**

38. Kingsclere Primary school in Kingsclere was originally constructed as a two form entry infant school in 1972, comprising of teaching classrooms, ancillary

spaces and admin offices. A later extension to increase the age range of the school into a primary school was built in 1979.

39. The SCOLA building, outlined in red in the plan below, is constructed using the 'SCOLA 2' system which comprises a steel frame, curtain walling windows and brick panels under an uninsulated asphalt covered flat roof. The roof is at the end of its life and the building suffers from multiple leaks. The proposals include the provision of new insulation, replacement of the roof coverings, replacement rooflights and replacement of any ventilation systems to the hall and kitchen to address these building defects.



40. Funding for the project is subject to approval by the Executive Lead Member for Universal Services decision day on 20 January 2025. A breakdown of proposed revised funding for this project is noted in the financial section below.

41. The scope comprises:

- over-roofing the roof to the SCOLA element with insulation and a high-performance roofing system
- replacement of rooflights
- provision of new ventilation systems to the kitchen and hall to ensure thermal comfort.

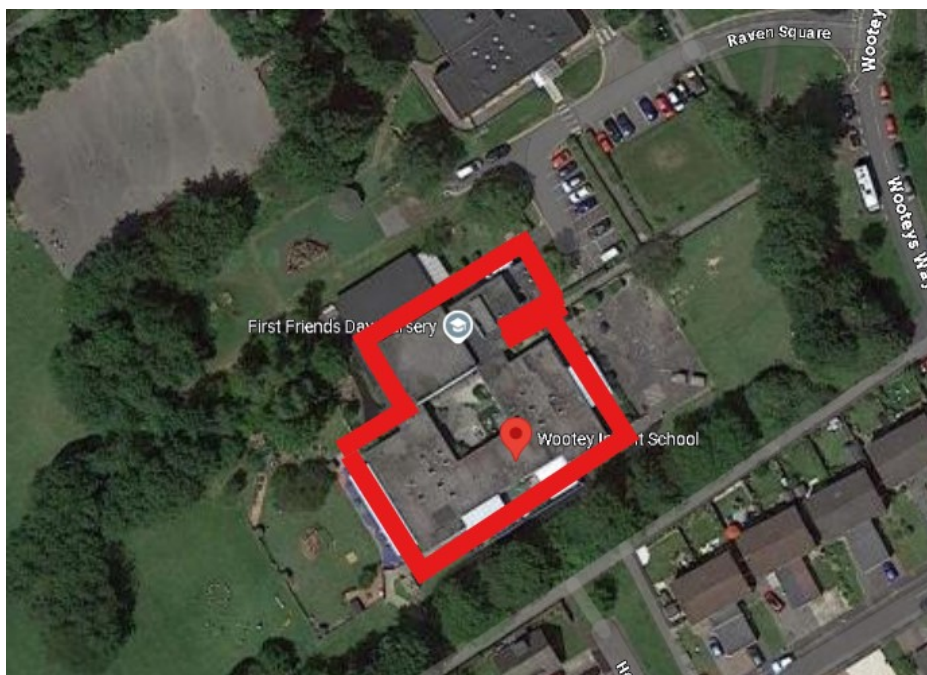
42. Work is planned to start on site in summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays



## Wootey Infant School – Roof insulation upgrade and recovering

### Overview

43. Wootey Infant school in Alton was originally constructed as a two form entry infant school in 1968, comprising of teaching classrooms, ancillary spaces and admin offices. A later community building was built in 2011.
44. The SCOLA building, outlined in red in the plan below, is constructed using the 'SCOLA 1' system which comprises a steel frame, curtain walling windows and brick panels under an uninsulated asphalt covered flat roof. The curtain walling was replaced with an aluminium double cladding system in 2011. The roof is at the end of its life and the building suffers from multiple leaks. The proposals include the provision of new insulation, replacement of the roof coverings, replacement rooflights and replacement of any ventilation systems to the hall and kitchen to address these building defects.



45. Funding for the project is subject to approval by the Executive Lead Member for Universal Services decision day on 20 January 2025. A breakdown of proposed revised funding for this project is noted in the financial section below.
46. The scope comprises:
- over-roofing the roof to the SCOLA element with insulation and a high-performance roofing system
  - replacement of rooflights
  - provision of new ventilation systems to the kitchen and hall to ensure thermal comfort.

47. Work is planned to start on site in summer 2025 with work completing in Autumn 2025. The school will remain in occupation through the duration of the works and disruptive activities planned around school holidays

## Finance

48. The proposed works would be fully funded from the School Condition Allocation grant as set out below:

### Bursledon Junior School

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	470,000	80,000	550,000
<b>Total</b>	<b>470,000</b>	<b>80,000</b>	<b>550,000</b>

### Fleet Infant School

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	640,000	110,000	750,000
<b>Total</b>	<b>640,000</b>	<b>100,000</b>	<b>750,000</b>

### Gomer Infant School

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	470,000	80,000	550,000
<b>Total</b>	<b>470,000</b>	<b>80,000</b>	<b>550,000</b>

### Kings School

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	640,000	110,000	750,000
<b>Total</b>	<b>640,000</b>	<b>110,000</b>	<b>750,000</b>

### **Kingsclere Primary School**

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	470,000	80,000	550,000
<b>Total</b>	<b>470,000</b>	<b>80,000</b>	<b>550,000</b>

### **Wootey Infant School**

<b>Financial Provision for Total Scheme</b>	<b>Buildings £</b>	<b>Fees £</b>	<b>Total £</b>
School Condition Allocation (SCA) 2024/25	470,000	80,000	550,000
<b>Total</b>	<b>470,000</b>	<b>80,000</b>	<b>550,000</b>

### **Consultation and Equalities**

49. There have been detailed discussions with the school leadership teams who have discussed the projects with their governing bodies, and they are supportive of the projects.
50. The local County Councillors have been contacted to make them aware of the projects and to offer a detailed briefing.
51. An Equalities Impact Assessment (EIA) has been carried out for the works, which are to replace end of life building components. Detailed plans are in place with the schools to ensure that there are no impacts to site users during the works. The works will also improve the quality of the teaching accommodation, in particular improving ventilation and measures to prevent overheating, which has been shown to improve educational attainment, demonstrating a positive impact on the protected characteristic of age. There are no negative effects from undertaking the work. Therefore, the overall impact of the is positive for those in the protected characteristic groups of age and disability.

### **Climate Change Impact Assessments**

52. 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.
53. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from climate change, which could affect the building. The schemes are considered to have a low vulnerability to these factors, and a low vulnerability overall.
54. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will align with BB 101

(Building Bulletin guidance on ventilation, thermal comfort and indoor air quality in school buildings) and will incorporate the following features to reduce energy consumption and mitigate the impacts of climate change:

- enhanced thermal insulation to the external envelope, both walls and roof
- provision of ventilation to hall and kitchen spaces.

### **Climate Change Adaptation**

55. The works include improvements to the roof drainage systems to mitigate against storms and increased rainfall. The additional insulation that will be installed will mitigate against heatwaves.

### **Carbon Mitigation**

56. The works will include additional insulation to reduce the amount of heating required which will reduce the building's carbon emissions.

### **Statutory Procedures**

57. The works at Fleet Infant School requires listed building consent which has already been obtained. None of the projects will require planning permission.
58. Building control approval will be required for all schemes, this will be obtained before the work commences.
59. Environmental assessments will be undertaken in consultation with the Ecology team before the works start on site.

### **Land Requirements**

60. All works are being undertaken on Hampshire County Council land and no permissions are required

### **Maintenance and operating implications**

61. The works will reduce the cost of maintenance through the provision of good quality components such as self-finished pitched roof panels and high performance roofing felts.
62. The high performance roof felt will have an insurance backed guarantee of 25 years and replacement will benefit the reactive attendance to address leaks.
63. Costs in operation will be reduced as a result of the additional insulation benefitting heating costs.



**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	no
<b>People in Hampshire live safe, healthy and independent lives:</b>	Yes
<b>People in Hampshire enjoy a rich and diverse environment:</b>	Yes
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	no

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Title</u> <a href="#">Universal Services Proposed Capital Programme - 2023-01-23</a>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>	
<u>Title</u> None	<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 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:**

An Equalities Impact Assessment (EIA) has been carried out for the works, which are to replace end of life building components. Detailed plans are in place with the schools to ensure that there are no impacts to site users during the works. The works will also improve the quality of the teaching accommodation, in particular improving ventilation and measures to prevent overheating, which has been shown to improve educational attainment, demonstrating a positive impact on the protected characteristic of age. There are no negative effects from undertaking the work. Therefore, the overall impact of the is positive for those in the protected characteristic groups of age and disability.