

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education and Skills
Date:	16 September 2020
Title:	Expansion of Osborne School on the site of Kings' School
Report From:	Director of Culture, Communities and Business 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 expansion of Osborne School (SEN), in a new satellite provision on the nearby site of Kings' Secondary mainstream school in Winchester. This will expand the capacity of the school to meet a rise in number of pupils with moderate learning difficulties seeking a specialist place but also allow pupils to access the wider secondary curriculum on offer at Kings.

Recommendation

2. That the Executive Member for Education and Skills grants spend approval to the project proposals for Osborne School, Winchester at the total cost of £1,583,000.

Executive Summary

3. Osborne School is a maintained special school for pupils with learning disabilities aged 11 to 19 with a capacity for 197 pupils. These proposals will increase the capacity by 20 places to 217 pupils through the provision of a separate satellite facility for Osborne School pupils located on the nearby Kings' School site in Winchester.
4. The project proposals provide a stand-alone facility in a new building with provision for 3 classrooms for Osborne School pupils on the Kings' School site.

5. The project was included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services and Young People Decision Day on 10 January 2020, with a budget of £1,200,000. Additional funding is required over and above the original allocation as abnormal technical constraints including a previously undetected water main were identified during the later design stage. Additional funding of £383,000 is therefore required in order to overcome the technical constraints of the site.
6. A planning application was submitted 23 June 2020 and a decision is due in September 2020.

Background

7. Osborne School is a maintained special school for pupils with learning disabilities aged 11 to 19 with a capacity for 197 pupils. These proposals will make permanent the increase in capacity by 20 places to 217 pupils through the provision of a separate satellite facility for Osborne School pupils located on the Kings' School site. These additional places are being provided as a satellite provision on the Kings School site as the existing Osborne School site has insufficient space to accommodate these additional pupil places and also to enable integration and access to the Kings secondary curriculum.
8. Osborne School have been utilising two existing classrooms at Kings School as a temporary solution since September 2019, but those spaces are required back by Kings School to meet their own curriculum pressures, helpfully the trial of these pupils being hosted at the school has been very successful. Locating this specialist provision on the Kings' School site enables the Osborne School pupils to benefit from the experience of being co-located within a mainstream setting whilst maintaining both independence and specialised support.
9. The numbers on roll at Kings' School will not increase as a result of these proposals.
10. The project was included in the Children Services Capital Programme, approved at the Executive Lead Member for Children's Services and Young People Decision Day on 10 January 2020.
11. The Kings' School site is a large secondary school campus with a significant number of extensions and new buildings since the 1950's. The proposed new building is to be located on land adjacent to the former Tower Arts Centre at the front of the site, now used by the school as a drama facility. The impacts of traffic movements for pupils attending this facility have been assessed and measures included in the proposals.

Finance

12. Capital Expenditure:

The Capital Expenditure has already been approved in principle; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate £'000	Capital Programme £'000
Buildings	1,359	1,359
Fees	224	224
Total	1,583	1,583

13. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,359	224	1,583
Total	1,359	224	1,583

Building Cost:

Net Cost = £2,721 per m²

Gross Cost = £4,216 per m²

Cost Per Pupil Place - £79,150 (the cost of provision for SEN pupils is always significantly higher than mainstream due to lower class sizes and more complex provision for students needs).

i. Furniture & Equipment:

Included in the above figures is an allocation of £50,000 for the provision of all loose furniture, fittings, equipment and IT (inclusive of fees).

ii. School Balances:

The school has the following level of balances:

Published revenue balance as at 31 March 2020: £204,398.73

Devolved capital as at 31 March 2020: £ 59,901.05

Revenue Issues:

iii. 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	87	87

Details of Site and Existing Infrastructure

14. Kings' School comprises buildings from the original Danemark Girls School built in 1950's and a number of additional teaching blocks added during the 1970s. Further works have expanded the school in the 1990s, 2005 and 2018. The former Tower Arts Centre, a converted water tower, is now part of the school's accommodation providing drama facilities.
15. The proposed SEN resource building will be located adjacent to the Tower drama building, on an area of land that currently provides car parking spaces near the front of the school site. The car parking spaces will be re-provided elsewhere on site as part of the works.
16. The existing services infrastructure to the site is sufficient to accommodate the project proposals. An existing water main with an easement runs through this area of the Kings School site, the proposed building will be positioned to avoid the water main.

Scope of the Project

17. The proposed works comprise a new freestanding building providing 3 classrooms with supporting facilities and a new and separate entrance and

external works. There is a small amount of refurbishment works proposed within the Tower drama building.

The Proposed Building Works

18. The proposed new building for the SEN resource building comprise:

- 3 general teaching classrooms
- A life skills and lunch room
- Entrance area and staff office
- Toilets, including a hygiene room
- Meeting room/Kitchenette

In addition there is proposed refurbishment of existing toilets in the Tower drama building.

19. The new building will be of modular construction, finished externally in brickwork with areas of timber boarding; aluminium windows and doors; and a high performance roof covering. The new facilities have been designed to be fully accessible for staff and pupils.

External Works

20. The external works comprise:

- Formation of a new entrance courtyard
- Relocated cycle store
- New trees and soft landscaping
- 26no. relocated car parking spaces
- 8no. new car parking spaces in accordance with HCC policy

Planning

21. A planning application was submitted on the 23 June 2020 and a decision is due in September 2020.

Construction Management

22. Kings' School 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. It is proposed that the contractor will

access the school site via the existing main access road. The contractor's working areas will be segregated from the school users.

23. No deliveries or construction vehicle movements 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 site.
24. The works will be procured through the Hampshire Modular Framework and are anticipated to commence on site in January 2021.

Building Management

25. The proposed new building will be managed by Kings School and maintained under the existing SLA agreement. The running and cleaning costs will be the responsibility of Osborne School.
26. In the event that Kings School becomes an Academy, a long lease of the site will be granted to the Academy Trust, but the special needs provision building to be operated by Osborne School will be excluded from the Academy lease, and retained by the County Council together with rights of access and parking. The same careful consideration would be given if Osborne School converted to an Academy.

Professional Resources

27. Architecture	Culture, Communities & Business Services
Landscape	Culture, Communities & Business Services
Mechanical & Electrical	Culture, Communities & Business Services
Structural Engineering	Culture, Communities & Business Services
Quantity Surveying	Culture, Communities & Business Services
Principal Designer	Culture, Communities & Business Services
Drainage Engineering	Economy, Transport and Environment

Consultation and Equalities

28. Children's Services, together with both Osborne and Kings' Schools, have been consulted during the design development stages. The proposals were shared with the public, letters were sent to local residents and a pre-application consultation event was held at Kings' School on the 14th October 2019. No objections were received for the application to expand Osborne School at the Kings School site.
29. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix A:

Headteacher(s)
School Governors (Osborne & Kings' Schools).
Children's Services
Executive Lead Member for Education and Skills
Local member - Cllr Martin Tod
Local Residents
Fire Officer
Access Officer
Planning Department
Southern Water
County Archaeologist
County Arboriculturist
County Ecologist
County School Travel Team

Risk & Impact Issues

Fire Risk Assessment

30. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures and confirmed that the provision of sprinklers is **not** required in this instance.
31. The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools) 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.

Health and Safety

32. Design risk assessments, pre-construction health & safety information and a Health & Safety File has been produced in accordance with the Construction Design and Management Regulations for the proposed scheme.

Climate Change

33. The project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
 - A highly insulated building envelope 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.
- Heating via an air source heat pump
- Energy efficient LED lighting
- The use of timber from sustainable sources.
- A site waste management plan to ensure the principles of minimising waste are maintained during construction.
- 3no relocated electric vehicle charging points

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

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
<u>Childrens Services Capital Programme, Executive Lead Member for Children’s Services and Young People Decision Day</u>	10 January 2020

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 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 below in Appendix B

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Patricia Stallard, Executive Lead Member for Children's Services and Young People	Portfolio Holder		

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Martin Tod	Local Member for Westgate		

Equality Impact Assessment



Expansion of Osborne School

Accountable officer: Troy Hobbs

Email address: strategicplanningunit@hants.gov.uk

Department: Children's Services

Date of assessment: 01/11/2019

Description of current service/policy

Osborne School is currently a 197 place special school for 11-19 year olds with special education needs. Hampshire County Council is committed to expanding successful provision where possible to meet demand.

Geographical impact: Eastleigh, Winchester

Description of proposed change

Currently there is an increased need to provide support for children with special education needs in the Winchester area.

Osborne School has insufficient space on site and therefore the proposal is to provide satellite provision at Kings' School. This proposal will provide much needed specialist educational capacity to meet this increased need.

The County Council is proposing to increase the capacity of the school by adding an additional 20 places. This will give a final overall capacity of 217 places at Osborne School.

This proposal will provide much needed specialist educational capacity to meet this increased need by providing satellite provision of 20 places at Kings' School.

Impacts of the proposed change

This impact assessment covers Service users

Engagement and consultation

Has engagement or consultation been carried out? Yes

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

Headteacher
School Governors
Neighbouring schools and governors
Children's Services
Local County Councillor
Local District Councillors
Local Residents
Local Member of Parliament
Local Dioceses
Trade Union Representatives

10 responses were received in total regarding the proposal to enlarge the school. The responses were mainly supportive. Some raised concerns about the integration and staffing. In considering the responses the County Council felt that the provision of additional school places was necessary, and that comments received did not represent sufficient concern to prevent proceeding with the enlargement.

Statutory considerations	Impact	Mitigation
Age: Positive	By increasing the capacity at Osborne School it will allow more opportunities for 5-11 year olds with special education needs to gain a place at the school.	
Disability: Positive	By increasing the capacity at Osborne School it will allow more opportunities for 5-11 year olds with special education needs to gain a place at the school.	
Sexual orientation: Neutral		

Race: Neutral		
Religion and belief: Neutral		
Gender reassignment: Neutral		
Gender: Neutral		
Marriage and civil partnership: Neutral		
Pregnancy and maternity: Neutral		
Other policy considerations	Impact	Mitigation
Poverty: Neutral		
Rurality: Neutral		

Neutrality statement (if all considerations have a neutral impact)

Any other information