

HAMPSHIRE COUNTY COUNCIL

Report

Panel:	Buildings, Land and Procurement Panel
Date:	20 July 2021
Title:	Schools Condition Allocation Projects
Report From:	Director of Culture, Communities and Business Services

Contact name: Steve Clow

Tel: 0370 779 8845

Email: steve.clow@hants.gov.uk

Purpose of this Report

1. The purpose of this report is to seek approvals for three schemes funded from the Schools Condition Allocation (SCA) grant.

Recommendations

That the Buildings, Land and Procurement Panel recommends that the Executive Member for Commercial Strategy, Estates and Property:

2. Approves the allocation of an additional £349,500 of Schools Condition Allocation grant to the scheme to upgrade the atrium roof at Crestwood School, with a revised total scheme value of £2,390,580.
3. Approves the allocation of an additional £400,000 of Schools Condition Allocation grant to the scheme to upgrade the roof at Stoke Park Infants School, with a revised total scheme value of £1,300,000.
4. Recommends the addition of the scheme for the upgrade of the roof at Rowlands Castle St John's CEC Primary School to the 2021/22 capital programme at a value of £407,000 funded from the 2021/22 Schools Condition Allocation grant.
5. Approves the project appraisals for the roof upgrades to Crestwood School atrium, Stoke Park Infant school and St John's CEC Primary School set out in this report.

Executive Summary

6. This report seeks approval to increase funding for two previously allocated capital projects and add a further named scheme to the 2021/22 capital programme. All schemes are funded from the Schools Condition Allocation grant as part of the wider programme of repairs and maintenance for the schools' estate and address three of the highest priority liabilities for condition and health and safety on the school estate.
7. The additional funding is required for schemes at Crestwood School and Stoke Park Infant School due to changes in the scope of works identified during detailed development of the proposals and increased market costs arising from high demand in the commercial and domestic markets, supply challenges on key materials due to the impacts of the Covid pandemic and other factors. It is not unusual for the scope of works to change during the development of the project as early estimates are provisional when allocated. Property Services manages the overall programme of work on a rolling basis to ensure that the highest priorities are addressed and contained within the annual budget allocation. The County Council was the recipient of additional grant for schools condition in the summer of 202 as well as a larger grant than in previous years in 2021. This gives the additional flexibility in the budget to accommodate the change and scope and the increase in costs.
8. There is now strong evidence of availability and supply chain pressures in the industry leading to delays and additional costs. The Director of Culture, Communities and Business Services will continue to monitor the situation carefully and make adjustment to future budgets and timescales based on the latest position. This is a national issue which will affect delivery of all construction activity over the foreseeable time period.
9. An additional named scheme, to upgrade the flat roof at Rowlands Castle St John's Primary school, is to be added to the 2021/22 capital programme.
10. Project appraisals are set out in the report together with the climate change impact assessment for each scheme.

Contextual Information

11. The [Managing Hampshire's Built Estate report](#) was presented at the Executive Member for Commercial Strategy, Human Resources and Performance Decision Day on 17 March 2021. The Executive Member approved the high-level budget allocations for the 2021/22 repairs and maintenance programme for the schools estate, including carry forward of unspent funding from 2020/21.
12. At the time of the report, the 2021/22 Schools Condition Allocation grant had not been confirmed by the Department for Education and a figure of £17.4million was assumed for the purposes of budget planning. A confirmed grant allocation of just under £23.4 million was published in late April 2021. This is excellent news for the County Council and, if maintained, represents a step change in the scale of the allocation. It is hoped the DfE will continue to

fund Hampshire at this level in the coming years. This will enable us to deliver more work although with the previous inflationary pressures referred to in this report it will inevitable that a proportion of this welcome funding will be used to cover additional costs.

Crestwood School (Shakespeare site), Eastleigh – Upgrade to Atrium Roof

13. Crestwood School was constructed in the early 1980s and comprises two, 2-storey, brick built, curved teaching blocks linked by an external atrium. The atrium roof spans across both teaching blocks to create a sheltered external area where children are able to congregate at break times. The scheme to upgrade the atrium roof was included in the P and R 2020/21 capital programme.
14. The roof is a lightweight structure comprising a steel framework covered in polycarbonate sheeting which was originally designed to shelter the area from rain and wind, but without creating an internal environment; in effect the atrium space was designed to create a covered external street.
15. When the school was constructed, the intention was that atrium would be used as a covered thoroughfare for staff and pupils to transit between the two teaching blocks. Over the years however, as the curriculum has changed and the school is open to the community, the atrium is being used for more curriculum and community-based activities, including out of hours use.
16. Over recent years the roof has started to show signs of deterioration and leaks badly during period of heavy rain. Birds are now able to gain access to the atrium space through the ventilated ridge because the netting across the opening has failed.
17. More recently the school have reported a number of incidences where small pieces of rust/paint have fallen from the steelwork of the roof structure onto the floor of the atrium which raises a health and safety concern.
18. Close up examination of the steelwork has revealed that whilst some corrosion is present the structural safety has not been compromised. Although remediation works has taken place to remove the loose material on the steelwork and make the area safe, a more permanent solution is required to address the corrosion, the ingress of rain water and to keep out birds and other wildlife from the atrium.
19. The original scheme intended to remove the existing polycarbonate roof covering, clean, rust proof and paint the existing steelwork and to recover the roof in a modern lightweight composite polycarbonate material. A tempered air ventilation system will be installed in the atrium together with improved lighting to enable the space to be more fully utilised by the school for both curriculum, extra-curriculum and community activities.
20. The revised scope of work includes provision for specialist removal and disposal of lead traces identified in the steelwork during detailed planning.

This, coupled with further phasing, site segregation and temporary pupil WC facilities for safety reasons and to enable continuity of curriculum, increased the length of the project and associated main contractor costs.

21. Planning for the scheme was submitted in February 2021 and granted by Hampshire County Councils Regulatory Committee.
22. The project is now planned to start on site during the school summer holidays 2021, with due completion during the February half-term 2022.
23. Management of works has been carefully planned through joint consultation with Hampshire County Council Property Services, the school and the main Contractor, to ensure the project can be delivered with minimum impact to the curriculum and with due consideration to the health & safety of pupils, staff and visitors to the school.
24. Careful consideration has been given to:
 - Segregation of work force and pupils by closure of the entire Mall.
 - Considered phasing of works
 - Provision of school welfare facilities outside of contractors work area
 - Carefully controlled delivery of materials to and from site

Finance

25. The scheme to upgrade the atrium roof was included in the 2020/21 capital programme and the funding envelope confirmed at. £2.04m by the [Executive Member for Commercial Strategy, Human Resources and Performance](#) on 19th January 2021.
26. Tenders returned in May 2021 have exceeded the increased funding for the scheme. The increased costs are attributed to an increase in the scope of works (circa £130,000) and rising construction costs (circa £170,000) across the industry due to high demand, stimulated by both the commercial and domestic market, coupled with supply challenges on key materials linked to the manufacturing impacts during the ongoing Pandemic and other factors.
27. To allow the scheme to progress to site, additional funding of £349,500 is now required bringing the total value of the scheme to £2,390,580. It is proposed to allocate the additional funding from the 2021/22 SCA grant.

Funding	Buildings £	Fees £	Total Cost £
---------	----------------	-----------	-----------------

Previously approved 2021/22 P&R School Condition Allocation (SCA)	1,752,000	289,080	2,041,080
2021/22 P&R School Condition Allocation (SCA)	£300,000	£49,500	£349,500
Total	£2,052,000	£338,580	£2,390,580

Climate Change Impact Assessment

28. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts 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.
29. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves arising from Climate Change and strong winds, extreme storms, which could affect the building. The scheme is considered to have a medium vulnerability in both factors, but a low vulnerability overall.
30. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
- Upgraded atrium roof to improve thermal performance, reducing heat loss in the winter and solar gain in the summer
 - Solar PV will be installed to generate sufficient electricity to offset the energy used by the new ventilation strategy. This will result in a cost neutral position for the school and will not add to their carbon footprint.

Stoke Park Infants School - Roof Covering Renewal and Insulation Upgrade

31. Stoke Park Infant School is located in Bishopstoke, Eastleigh and is of steel frame construction with masonry elevations and a pitched multi-faceted roof on rafters with glulam beam purlins. The roof coverings are a mixture of patent glazing, timber shingles and zinc sheet finishes. The building was constructed in 1990. The roof finishes have now come to the end of their useful life. The scheme to upgrade the roof covering was included in the capital programme at a value of £900,000.
32. The original scope of works included the replacement of the patent glazing and cedar shingles, which are at the end of their life, with modern equivalent materials and replacement of the zinc roofing with a coated steel system.

During the development of the scheme additional works, including repairs to the glulam beams and external decorations together with associated internal repairs and making good, were identified.

33. The project was tendered in early 2021. The project does not require planning permission and it is proposed to start on site in early Spring 2022 with completion by the end of 2022.
34. The project will be completed in five sections, the school will vacate areas in phases during the work and modular classrooms will be provided for the school to use and ensure continuity of curriculum during the project. Work is also programmed so that the hall and kitchen will be undertaken in the school summer holidays 2022 to minimise the disruption.

Finance

35. The scheme was included in the 2019/20 capital programme at a value of £900,000. The cost of the scheme has increased since the original estimate was prepared in late 2018, due to the additional works identified during development of the scheme (circa £130,000) and changes in market costs (circa £213,000).
36. Rising construction costs across the industry are attributed to high demand, stimulated by both the commercial and domestic market, coupled with supply challenges on key materials linked to the manufacturing impacts during the Covid pandemic and other impacts.
37. An additional £400,000 of funding is now required, increasing the overall value of the scheme to £1.3million. It is proposed to allocate the additional finding from the 2021/22 SCA grant.

Financial Provision for Total Scheme	Buildings £	Fees £	Total Cost £
Previously approved 2019/20 P&R School Condition Allocation (SCA)	772,000	128,000	900,000
2021/22 P&R School Condition Allocation (SCA)	343,000	57,000	400,000
Total	1,115,000	185,000	1,300,000

Climate Change Impact Assessment

38. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts 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.

39. The Adaptation Project Screening Tool identifies that in extreme circumstances, strong winds, storm events and heat waves arising from Climate Change in the future, could have the potential to affect the use of the building, but generally the scheme is considered to have low vulnerability to climate change.
40. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
 - Provision of new roof insulation to modern standards, reducing heat loss and thermal gain.
 - Replacement of the single glazed patent glazing with new double glazed, solar reflective glass which will reduce glare and excessive heat gain whilst maintaining a good standard of daylight
 - Reduce the amount of artificial light needed.

Rowlands Castle St. Johns CEC Primary School – Flat roof thermal improvement and re-covering

41. Rowlands Castle St John's Primary school is a SCOLA 3 school constructed in the early 1970s comprising a steel frame under a flat roof. The roof is at the end of its life and the school suffers from regular leaks in a number of places, degrading the roof structure and causing damage to internal finishes. It is therefore proposed to replace and upgrade the roof covering.
42. The proposed work includes the removal of the existing roof covering and water damaged insulation, replacement insulation and the provision of a new high performance waterproof covering. The works will also include the replacement of existing rooflights and ensure that the roof drainage is sufficient and free running.
43. The project does not require planning permission and it is proposed to commence works on site in late Summer 2021 with completion by the end of the year. The works can be undertaken whilst the school is in occupation and with minimal disruption to the operation of the school.

Finance

44. The estimated value of the proposed scheme is £407,000. The scheme will be funded from the 2021/22 Schools Condition Allocation (SCA) grant.

Funding	Buildings £	Fees £	Total Cost £
2021/22 Schools Condition Allocation (SCA) grant	350,000	57,000	407,000
Total	350,000	57,000	407,000

Climate Change Impact Assessment

45. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts 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.
46. The Adaptation Project Screening Tool identifies that in extreme circumstances, strong winds, storm events and heat waves arising from Climate Change in the future, could have the potential to affect the use of the building, but generally the scheme is considered to have low vulnerability to climate change.
47. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
- Provision of new roof insulation to modern standards, reducing heat loss and thermal gain.

Conclusions

48. Property Services continues to implement effective planned and reactive strategies that improve health and safety and reduce maintenance liabilities across the schools' built estate, within the available budgets
49. Detailed development of two schemes, at Crestwood School and Stoke Park Infant School, together with current pressures in the construction market resulting from a number of factors, have led to an increase in the cost of two schemes. Approval of additional funding is now required to allow these schemes to progress.
50. The estimated value of the scheme to replace the roof covering at Rowlands Castle St. Johns Primary School has now been confirmed at £407,000 and the scheme now requires approval to spend and addition to the 2021/22 capital programme.

51. The schemes identified in this report are necessary to address three of the highest priority liabilities for condition and health and safety on the school estate.

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:	
Financial Update and Budget Setting and Provisional Cash Limits 2021/22	<u>Date</u> 24/11/20 03/12/20
Managing Hampshire's Built Estate report	17/03/21
2020-01-17 EMPR 2020-21 Capital programme for Policy and Resources (hants.gov.uk)	17/01/20
2019/20 to 2021/22 Capital Programme Report for Policy and Resources	18/01/19
Direct links to specific legislation or Government Directives	
<u>Title</u> N/A	<u>Date</u> N/A

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:

- 2.1 The expenditure identified in this report will ensure that the County Council's built estate continues to provide a safe, compliant and suitable environment for the delivery of public services. The programmes of work identified will have a positive impact on children of school age through improvements to school buildings through delivery of planned health and safety and condition works.