

## **DETAILED PROJECT APPRAISAL**

**APPRAISAL NO. ED 739**

**NAME OF SCHEME:** The Grange Community Primary School, Banbury – New 6 Classroom Block to replace temporary classrooms

**COMMITTEE(S):** Cabinet Member for Schools Improvement

**START YEAR:** 2010/2011

**BASIS OF ESTIMATE:** Atkins estimate based on agreed sketch scheme.

### **1. INTRODUCTION**

The Grange Community Primary School is a popular local school with a planned admission of 45 pupils each year. The most recent Ofsted Inspection in 2008 described the school as a satisfactory and improving school. The school has five classes currently accommodated in temporary buildings which have significant environmental and suitability issues.

The school was built in the early 1970's along with the residential development and it shares a community playing field with the adjacent St John's Roman Catholic Primary School. The temporary buildings were added from 1980 and are generally over 25 years old.

This proposed project will provide 6 new build classrooms as a complete suite of Keystage Two classrooms with associated facilities to replace the existing temporary buildings.

The scheme has the full support of staff and the school's governing body.

### **2. DESCRIPTION OF PROJECT**

The proposed works will include:

- (a) 6 Keystage Two classrooms with associated resource areas
- (b) Classroom storage
- (c) Pupils cloaks area and toilet facilities
- (d) 2 rooms for small groups
- (e) Facilities for staff and disabled users

The works include a re-arrangement of the main school entrance and visitor reception and minor adaptations to the school office and headteacher's office where the new building links with the existing school building. Ancillary works include the re-provision of car parking spaces lost by the construction of the new building, car park access road and external paved and landscaped areas together with drainage and services. Other works include the provision of

temporary pathways and the demolition of all temporary buildings after completion of the new building.

### **3. JUSTIFICATION AND ASSESSMENT OF NEED**

The CYP&F Asset Management Suitability Survey has identified the following accommodation problems with these temporary buildings which are rated as a “Category C Problem: Management or Organisation of the School affected adversely”:

Too small for 30 pupils, heating problems, inadequate storage. At the beginning of cold weeks temperature takes time to reach minimum requirement. Rooms lack adequate ventilation and are stuffy. Poor natural lighting. Toilet facilities are accessed in the main building which is some distance away.

These temporary buildings also include a number of DCFS Priority 2 items, which are described as ‘Essential work required within two years that will prevent serious deterioration of the fabric or services and/or remedy a less serious breach of legislation’

These buildings have been identified for replacement in line with agreed CYP&F Asset Management priorities. This follows an analysis of the temporary classrooms in use throughout the County taking into account the ages of the buildings and the number of identified condition items. The proposed work will have a significant impact in reducing the outstanding suitability and condition issues at the school.

The improved environment for learning, the better access to whole school facilities together with the addition of two small group rooms for focussed and personalised learning will have a positive impact on raising educational attainment. In addition, as the school has mixed age classes over two year groups, the 3 classrooms on each floor of the new building will place each of these year groupings close to each other. The key educational outcome of this project will be to give the opportunity for the school to improve on the current Ofsted assessment of “a satisfactory and improving school”.

Temporary buildings have high running costs in terms of energy usage and maintenance and also a limited lifespan which places an increasing repairs and maintenance liability on delegated and non-delegated budgets. Their replacement with new buildings will reduce running costs and avoid this burden of increasing financial liabilities.

### **4. OTHER OPTIONS**

The first option available is to do nothing. This will leave the school with a large number of temporary buildings and will require the continued maintenance of the buildings that are beyond economic repair. This will fail to address suitability or condition issues, it will incur rising repairs and maintenance costs and it will fail to achieve savings in the assessed needs cost

The second option would be to replace the temporary classrooms with new temporary units at an approximate cost of £600,000. This would be contrary to Council policy and will fail to address all of the suitability issues as the nature of a temporary building environment will not reach the enhanced natural lighting and ventilation standards of permanent buildings. In addition, a reduction in repairs and maintenance liabilities will only be achieved in the short term.

## 5. FINANCIAL IMPLICATIONS

### (i) Capital

The estimated cost of the project inclusive of fees is £2,100,000.

This will be met from a contribution from the school's Devolved Formula Capital Grant (£50,000), an allocation from the School Access Initiative (£50,000) and the balance (£2,000,000) will be met from government loan sanction provided as part of Oxfordshire's Supported Capital Expenditure allocation.

The scheme is identified in the Capital Programme Forward Plan.

### (ii) Revenue

The day to day revenue costs for repair and maintenance costs and structural repairs and staffing costs will be met through the schools delegated budget as part of the Council's Fair Funding arrangements.

The net floor area of the school will increase by 400 m<sup>2</sup> as a result of these works and this will be reflected in an adjustment in the school's funding formula.

There will be a reduction in the Delegated and Non-delegated Repairs and Maintenance Liability following a reduction in the Assessed Needs Costs. Property Services have confirmed that the building running costs will be cost neutral due to benefits gained from the incorporation of the latest design technology for low maintenance and sustainable buildings together with the aim of keeping energy costs as low as possible (details in Section 7).

### (iii) Risk

An assessment of risk has been carried out by Property Services and Atkins and a Risk Register is being maintained for the project to manage, reduce or remove identified risks.

(iv) **Whole Life Appraisal**

An appraisal was carried out as part of the feasibility study which considered:

- Use of sustainable materials in the construction of the new building
- Future proofing the design to allow flexibility in the use if needs were to change

**6. ENVIRONMENTAL IMPLICATIONS**

The building work will be carried out in accordance with the planning permission issued by the County Council. The design, materials and landscaping will be as specified in the planning consent.

Consideration will be given to the use of air source heat pumps, photovoltaic cells and natural ventilation via windcatchers, stack effect or trickle vents. The project seeks to achieve 60% reduction in CO2 emissions over that required by the 2002 Building Regulations, using low carbon technologies. Key elements will include high insulation standards, good air tightness for the building and the selection of low energy fittings and equipment.

The sustainability principles applied to the design incorporate the values of comfort, good internal environment (heating, lighting, ventilation) and adequacy to the learning and leisure areas. The existing quality of the site and landscape will be enhanced by re-provision of the same number of trees that will be lost. The scheme takes into account the current services and building features and in so doing will make efficient use of the available resources.

The new building is expected to receive a "Very Good" rating in the Building Research Establishment's Environmental Assessment Method (BREEAM) Pre-Assessment estimation, which allows a quick evaluation of the likely environmental rating a building would achieve under a formal BREEAM Schools assessment.

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