

HEYGARTH PRIMARY SCHOOL - NEW KITCHEN / IMPROVED DINING/ STORAGE FACILITIES - SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes the work required for removal of existing kitchen and dining arrangement and to provide a new kitchen facility, store area and seating store and the existing hall to double as a dining room. This report sets out the scheme and estimate and Cabinet is asked to consider and approve the scheme.

1. Background

- 1.1 The school occupies purpose built 1930's buildings on a suburban site in Heygarth Road, Eastham. Health and safety issues have been the main driver of the proposed scheme. The kitchen/dining facility is a 1950's HORSAs building design and is one only a few left remaining in the Borough that requires investment. It is proposed that the existing hall will be incorporated into use for the dining facilities and upon completion of the scheme the HORSAs accommodation will be removed from the site. At over 200 metres squared, the existing hall is well above the average primary hall size and is suitable for dual use.
- 1.2 This report seeks approval for the proposed works; demolition of existing kitchen and dining facility, a new kitchen facility connected to the end of the existing hall, storage area to service such, and minor adaptations to the existing hall to accommodate dining seating, mechanical plant and external works to the access road and landscaping.

2. Proposals

- 2.1 The Heygarth Road School development will require the following works:
- (i) Demolition of existing HORSAs kitchen and dining room which is at the end of its useful life and poses unacceptable health and safety risks and making good of the cleared footprint. The clear area created due to demolition will become a tarmac extension to existing car park facilities.
 - (ii) Construction of a new single storey extension to provide a new kitchen with ancillary store room. This will provide similar facilities as other recent kitchen developments at Town Lane primary and Stanton Road primary schools, with the development for equipment co-ordinated with Metro Catering.
 - (iii) Breakthrough to side wall adaptations to the existing Hall and new covered area to the side to allow general storage facility including dining seating.
- 2.2 The dining room will serve as a multi-function purpose to allow dining and school Hall use in accordance to DCSF guidelines.
- 2.3 Demolition of the existing kitchen and dining room will take place following the construction of the new extension to enable the school to continue with as few

interruptions as possible and to ensure whole works timetable and programme is executed efficiently.

- 2.4 The current Building Regulations (Part L2B), which came into effect on 06 April 2006, require that, when carrying out an extension or major works to building services on an existing building with a total useful floor area of over 1000 sq.m, 'consequential improvements' to the energy performance of the overall building shall be required where it is technically, functionally and economically feasible. The value of these consequential improvements shall generally be deemed under Requirement 17D to be not less than 10% of the value of the principal works. New boilers installed to the school in 2006 may be attributed to this area.
- 2.5 The new extension will incorporate the latest technology features for sustainable building and the use of materials which will provide a large degree of de-construction and recycling ability. Incorporation of renewable energy sources are planned i.e. intelligent lighting system, solar glass to prevent heat gain, high insulation values with passive air controls to reduce mechanical ventilation and recycling materials incorporated within the new construction (recycling aggregates).

3. Financial implications

- 3.1 All Professional Services for the scheme are being provided by staff within the Technical Services Department.
- 3.2 The Corporate Procurement Support Unit has been consulted and are satisfied with the procurement process implemented for this project.
- 3.3 The estimate for the proposed work is set out below:

Building Works (inc Consequential improvements to existing school 10% of building costs (as required by part L of building regulations yet to be defined)	£285,000.00
IT Provision	£ 15,000.00
Demolition works (existing kitchen & dining)	£ 47,100.00
SUB TOTAL	<u>£347,100.00</u>
3.4 Departmental Charges at 15% including: -	
Professional Fees	£ 41,403.00
Clerk Of Works Salary	£ 5,232.00
CDM Coordinator	£ 3,642.00
Building Regulation Fees	£ 1,118.00
Planning Fees	£ 670.00
SUB TOTAL	£ 52,065.00
TOTAL	<u>£ 399,165.00</u>

3.5 Funding for the proposed scheme is as follows:

DCSF Capital allocation modernization 2008/09	£10,000
DCSF Capital allocation modernization 2009/10	£400,000
TOTAL	<u>£410,000.00</u>

3.6 A £10,000 allocation was identified from DCSF modernisation 2008/09 to carry out a feasibility study to the existing area. The proposal is to allocate a further £400,000 from DCSF modernisation 2009/10 to provide a new kitchen facility to the school, using the existing hall as dining provision. The 2009/10 allocation was approved as part of the main 2008/9 programme.

4. Staffing implications

4.1 There are no staffing implications for the school within the proposals during or following completion.

5. Equal opportunities implications

5.1 Access will be provided for children and adults with disabilities to all areas of the proposed scheme.

5.2 The scheme will enhance the level and ease of access to the school. There are no implications in this report for equal opportunities in relation to women, ethnic minorities, or the elderly.

6. Community safety implications

6.1 The design of this project will take into account best practice to reduce the risk of crime and the local crime reduction officer has been consulted.

7. Local Agenda 21 implications

7.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the DETR/DCSF guidelines for "Energy efficient design of new buildings and extensions for schools and colleges."

7.2 Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.

7.3 All timber used will be from sustainable sources as regulated by the FSC (Forestry Stewardship Council) or equivalent.

7.4 A "Site Waste Management Plan" will be incorporated in line with recent statutory requirements.

7.5 The successful contractor will be requested to employ 60% local labour and source materials from local suppliers once construction commences, this will be monitored by officers involved in the contract.

8. Planning implications

- 8.1 Planning permission and building regulations approval will be required for this scheme. Building regulations and planning applications will be submitted by the Technical Services Department based at Cheshire Lines building.

9. Anti-poverty implications

- 9.1 There are none arising directly from this report.

10. Social inclusion implications

- 10.1 The scheme will provide full accessibility for pupils, staff and visitors in a safe and inclusive environment.

11. Local Member Support implications

- 11.1 Heygarth Road Primary school is in the Eastham ward.

12. Background papers

- 12.1 A sketch plan is attached, outlining the proposed scheme layout.

13. Recommendations

That

(1) the Scheme and Estimate as presented be accepted;

(2) approval be given for Technical Services department to obtain tenders for the scheme and report back to Cabinet;

(3) Technical Services be authorised to obtain all necessary statutory approvals for the scheme; and

(4) scheme costs to include the consequential improvements to be made to the existing premises as a result of complying to Building Regulation Part L and the scope of the work to be agreed with Building Control.

Howard Cooper
Director of Children's Services