

**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 22 August 2007

**Subject:** Allerton C of E Primary School – additional classroom accommodation

## **Executive Summary**

### **1. Purpose**

This report seeks approval to proceed with the proposed scheme to provide additional classroom accommodation at Allerton C of E Primary School.

### **2. Main Issues and Options**

Allerton C of E Primary School will open in September 2007 on the former Archbishop Cranmer C of E Primary School site as a result of the Review of Primary School Provision in the Alwoodley Planning area. Archbishop Cranmer C of E Primary School and Fir Tree Primary School will cease to exist in August 2007. The new school has also been identified as the site of a full Children's Centre facility. However, the present building is not capable of housing the required number of children together with a children's centre. The school will therefore require to be supplemented by an area of new building.

It has been agreed that the best location for the Children's Centre is in the present building (Phase 1 works), which will subsequently result in the need to construct additional basic classroom accommodation to house the displaced school age pupils (Phase 2 works). Whilst these works proceed there is the need to house six classes of key stage 2 children in a block of temporary classrooms. These works will also necessitate some remodeling / construction works around the existing school entrance (Phase 3 works).

Approval to proceed with the temporary accommodation element of the overall scheme was made by the Director of Resources and Executive Board provided approval to proceed with Phase 1 of the programme at its meeting on 4 July 2007. Phase 2 is the subject of this report, whilst Phase 3 will be the subject of a future Design and Cost Report.

### **3. Recommendations**

Members of the Executive Board are requested to:

- a) Approve the design proposals in respect of the scheme to provide additional classroom accommodation at Allerton C of E Primary School;
- b) Authorise expenditure of £1,220,000 from capital scheme 13767/EXT/000.
- c) Approve the reimbursement of the incurred expenditure against this scheme from the realisation of a future capital receipt, to be injected into the Education capital programme for reinvestment in the Education estate. This is in line with the existing capital receipts policy where first call on the future capital receipt will be the reimbursement of agreed costs incurred in re-providing new facilities.

**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 22 August 2007

**Subject:** **Design & Cost Report**

**Scheme Title** ALLERTON C OF E PRIMARY SCHOOL – ADDITIONAL CLASSROOM ACCOMMODATION

**Capital Scheme Number** 13767/EXT/000

**Electoral Wards Affected:**  
Alwoodley

**Specific Implications For:**

Ethnic minorities

Women

Disabled people

Eligible for Call In

Not Eligible for Call In  
(Details contained in the report)

## 1.00 Purpose of this Report

1.01 The purpose of this report is to:

- a) Seek approval to the design proposals in respect of the scheme to provide additional classroom accommodation at Allerton C of E Primary School;
- b) Seek authority to incur expenditure of £1,220,000 in respect of the above scheme from capital scheme number 13767/EXT/000; and
- c) Seek approval to the reimbursement of the incurred expenditure against this scheme from the realisation of a future capital receipt to be injected into the Education capital programme for reinvestment in the Education estate. This is in line with the existing capital receipts policy where first call on the future capital receipt will be the reimbursement of agreed costs incurred in re-providing new facilities.

## 2.00 Background Information

2.01 Allerton C of E Primary School will open in September 2007 on the former Archbishop Cranmer C of E Primary School site as a result of the Review of

Primary School Provision in the Alwoodley Planning area. Archbishop Crammer C of E Primary School and Fir Tree Primary School will cease to exist in August 2007.

- 2.02 The new school has also been identified by colleagues in Early Years as the site of a full Children's Centre facility. However, the present building is not capable of housing the required number of children together with a children's centre and will therefore required to be supplemented by an area of new building.
- 2.03 Following a number of meetings attended by representatives from Early Years, the school Head Teacher designate and members of the school Temporary Governing Body it was agreed that the best location for the Children's Centre is in the present building, adjacent to the school's existing Reception class area. As a consequence, this will result in the need to construct additional basic classroom accommodation to house the displaced school age pupils.
- 2.04 Whilst the Children's Centre is provided by remodeling of the present building (Phase 1), and prior to the newly constructed accommodation being completed (Phase 2), there is the need to house six classes of key stage 2 children in a block of temporary classrooms. These works will also necessitate some remodeling / construction works around the existing school entrance (Phase 3).
- 2.05 Approval to proceed with the temporary accommodation element of the overall scheme was made by the Director of Resources and Executive Board provided approval to proceed with Phase 1 of the programme at its meeting on 4 July 2007. This report seeks approval to proceed with Phase 2, to ensure that the additional classroom accommodation is completed for operational use by September 2008. The Phase 3 works will be the subject of a future Design and Cost Report.

### **3 Design Proposals / Scheme Description**

- 3.01 It is proposed that the new freestanding classroom block be built using traditional construction methods, i.e. steel framed with brick and blockwork walls under a pitched roof, have a floor area of approximately 554m<sup>2</sup> and be linked to the rear of the main building by a short covered way.
- 3.02 It will consist of:
- 6 key stage 2 classrooms each having its own storage area;
  - boys and girls toilets;
  - a small group room;
  - 3 cloakrooms; and
  - a large central shared general purpose area.
- 3.03 The City Council's Strategic Design Alliance has been appointed to carry out all pre and post tender design and supervision works and it is proposed to tender the scheme on a design and build basis.

### **4 Consultations**

- 4.01 This scheme has been the subject of consultations with Education Leeds and Early Years officers, the school and the governing body. The scheme proposals have been approved by the Education Leeds Capital Projects Board.

### **5 Programme**

5.01 The strategic programme for the proposed scheme is as follows:

Tenders out:	10 October 2007
Tenders in	21 November 2007
Start on Site	21 January 2008
Practical Completion	21 July 2008

## 6 Implications for Council Policy and Governance

These works will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

### Cultural Life:

To enhance and increase cultural opportunities for everyone.

To develop talent.

### Enterprise and the Economy

To contribute to the development of a future healthy skilled workforce.

### Environment City

Provide a better quality environment for our children.

### Harmonious Communities

Contribute to tackling social, economic and environmental discrimination and inequality. To make sure that children and young people have a healthy start to life.

### Health and Wellbeing

Contributing to the protection of people's health and support people to stay healthy.

### Learning:

Contribute to the development of equal educational achievement between different ethnic and social groups.

Improving numeracy, literacy and levels of achievement by young people throughout the city.

Make sure that strong and effective schools are at the heart of communities.

Promote lifelong learning to encourage economic success, achieve personal satisfaction and promote unity in communities.

### Thriving Places

Actively involve the community.

Improve public services in all neighbourhoods

Regenerate and restore confidence in every part of the city.

## 7 Legal and Resource Implications

7.01 Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the fourth quarter of 2006 as the base date for the cost estimate

7.02 The estimated construction cost of the project is £1,060,000 which equates to approximately £1,910 per m<sup>2</sup>. Design fees and associated planning and building regulation costs are estimated at £160,000. This report seeks approval to expend these amounts.

## 8 Capital Funding and Cash Flow

8.01

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	720.0		520.0	200.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	80.0		80.0				
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>800.0</b>	<b>0.0</b>	<b>600.0</b>	<b>200.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	1060.0		400.0	660.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	160.0		160.0				
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>1220.0</b>	<b>0.0</b>	<b>560.0</b>	<b>660.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
Childrens Centre Capital Grant	-800.0		-600.0	-200.0			
Modernisation Advance SCE C	-1220.0		-560.0	-660.0			
Total Funding	-2020.0	0.0	-1160.0	-860.0	0.0	0.0	0.0
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

**Parent Scheme Number :** 13767/000/000

**Title :** Allerton C of E Primary School – Children’s Centre and School Extension

The scheme to provide additional classroom accommodation will be funded from capital scheme 14005 Modernisation Advancement of Capital 2007/08.

8.02 Executive Board, at its meeting on 14 March 2007, agreed that funding for these works could be forthcoming from the generation of a future capital receipt. Education Leeds Capital Projects Board has approved funding from Modernisation Advancement of Capital Grant in advance of the realisation of this capital receipt, at which point the value of these scheme works would be injected into the Education capital programme for reinvestment in the Education estate. This is in line with the existing capital receipts policy where first call on the future capital receipt will be the reimbursement of agreed costs incurred in re-providing new facilities.

8.03 Asset Management Group, at its meeting on 6 July 2007, agreed to the proposed retention of the Fir Tree Primary School site as a decant facility until Easter 2010 with the intention that it would then be declared surplus to educational requirements. It is anticipated that a capital receipt for this site could be realised during 2010/11.

### 8.04 Revenue Effects

Any additional revenue costs arising from the proposed scheme will be managed within the school budget share.

### 8.05 Risk Assessments

Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractors and continual liaison with the school.

## 9 Recommendations

9.01 The Executive Board is requested to:

- a) Approve the design proposals in respect of the scheme to provide additional classroom accommodation at Allerton C of E Primary School;
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