

**Report of the Built Environment Development Officer**

**Report to the Built Environment Programme Manager**

**Date: 17<sup>th</sup> July 2015**

**Subject: Design & Cost Report for Bramley Primary School – Basic Need 2015 Bulge Cohort.**



**Capital Scheme Number: 16981/BGE/BPS**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Bramley & Stanningley		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		

**Summary of main issues**

1. The purpose of this report is to seek approval to incur capital expenditure of £249,100 from capital scheme number 16981/BGE/BPS to deliver the Basic Need works at Bramley Primary School to accommodate a bulge cohort for September 2015.
2. As a consequence of the rapidly increasing birth rate and new housing within the Bramley & Stanningley area, it is necessary to deliver the additional accommodation to Bramley Primary School to support a bulge cohort of 30 places. This work will be completed under the City Council's Basic Need Programme which aims to ensure its statutory duties are met with respect to ensuring a school place for every child within the city.
3. The additional accommodation delivered at Bramley Primary School will take effect from September 2015 to ensure the bulge cohort can be accommodated. The temporary admission increase for September 2015 (for one year) will affect the school for the duration of seven years whilst the bulge cohort advances through each year group.
4. Leeds City Council's partners NPS Leeds Ltd will support the required design and technical considerations of the proposed scheme and the internal works will be delivered by Civic Enterprise Leeds during the 2015 summer break.

## **Recommendations**

The Built Environment Programme Manager is requested to:

1. Authorise expenditure of £249,100 from capital scheme number 16981/BGE/BPS to enable the proposed works at Bramley Primary School.
2. Note the programme dates identified in section 4.2 of this report in relation to the implementation of this decision. The final delivery date for this scheme is September 2014.
3. Note that the officer responsible for implementation is the Built Environment Principal Development Officer.

## **1.0 Purpose of this Report**

1.1. The purpose of this report is:

- To provide background information and detail to the Built Environment Programme Manager for the proposed works at Bramley Primary School to accommodate a bulge cohort of 30 pupils for September 2015.
- Seek authority to incur capital expenditure of £249,100 to undertake the aforementioned works.

## **2.0 Background Information**

2.1. The Basic Need programme represents the Council's response to the demographic growth pressures in primary school provision. The increasing birth rate in Leeds has required Leeds City Council to approve an increasing number of new reception places since 2009 in order to fulfil its statutory duty to ensure sufficiency of school places.

2.2. The scale of the response cannot be met through the existing estate; therefore the expansion of existing schools or the creation of new schools has been required in many instances. The capital school building solutions to the demographic need is managed via Children's Services Basic Need Programme.

2.3. For the upcoming academic year (September 2015 to July 2016) it was projected that 12FE (360 places) would be required across the city as temporary cohorts to meet bulges in demand or in advance of permanent solutions being secure for the longer term need. A programme of 'bulge' works has been developed to provide the necessary accommodation to meet this demand. Parental preference data has been used to determine the need in the pressure areas and site specific solutions have been developed as a result. These will be tailored to each specific site where a 'bulge' cohort is to be accommodated but includes; utilising extra capacity within existing buildings (where appropriate), internal remodelling and additional modular accommodation provided through a pre-existing Framework Agreement.

2.4. The proposal for Bramley Primary School will form part of the on-going work to address capacity and sufficiency across all of Children's Services, which includes provision for primary and secondary school places, early years, as well as specialist provision. These proposals form part of the Council's Basic Need Programme that embeds the 'one council' approach that has achieved shared ownership of proposed solutions.

2.5. These proposals form part of the Council's Basic Need Programme that embeds the 'One Council' approach in terms of shared ownership of proposed solutions across the various departments involved.

## **3.0 Main Points**

### **3.1. Design Proposals and Full Scheme Description**

The proposed works to Bramley Primary School consists of the following components:

- Placement of a two classroom modular unit, subject to a separate DCR.

- Full refurbishment and extension of the current 'foundation' class space to form a new dedicated double reception classbase and nursery. Will include for modifications to internal walls to form the extended space, addition of new toilets, creation of dedicated fire exit, new floor coverings throughout, general decoration to all walls and previously painted surfaces, fitted storage units, ICT provision for setup as a teaching space, adjustments to external fence lines to form reception playground etc. Work to be undertaken by Leeds City Council Civic Enterprises.
- 3.2. Through consultation with Bramley Primary School, consideration was given to alternative options available to deliver the required accommodation effectively. As such a combined approach was agreed to remodel the reception and provide additional classroom space in the form of an additional modular classroom (subject to a separate DCR). The combined approach to the 'bulge' at Bramley was determined to provide the most cost effective solution going forward.
- 3.3. The estimate scheme cost is £249,100, this includes NPS design fees at £12,372 and construction costs of £236,728.
- 3.4. A funding allocation has been awarded for the provision of furniture to support this additional accommodation. This is the subject of a separate programme-wide DCR submitted separately to this report to allow schools sufficient time to order equipment for a mid-August delivery..
- 3.5. These costs have been generated by commissioning Leeds City Council's partner, NPS Leeds Ltd, to develop the scope of works. Civic Enterprise Leeds, on behalf of Children's Services, has tendered the works in line with the authorities Contract Procedure Rules. This has ensured that the costs received from the contractor provides value for money and follows CPR 3.1.4
- CPR 3.1.4  
If there is an ISP who can provide the service the Authorised Officer will consult with and use such provider. If the Authorised Officer believes that the ISP should not be used they will seek to agree this with the Chief Officer of the ISP. If agreement cannot be reached the matter will be referred to the Director of the procuring Directorate who shall take the final decision on this matter in conjunction with the Deputy Chief Executive. Any decision to procure an external provider rather than use an ISP shall be recorded in writing, along with the reasons for the decision and sent to the Chief Procurement Officer for monitoring purposes.

#### **4.0 Programme**

- 4.1. The proposed internal remodelling at Bramley Primary School is required for the commencement of the 2015/16 academic year; as such the schedule of works will be delivered in one phase from the end of term in July 2015.
- 4.2. The key milestones to achieve this programme are detailed below:
- Scope of works issued to CEL                      15<sup>th</sup> May 2015
  - Pupil numbers confirmed                              April 2015
  - CEL tender cost return                                14<sup>th</sup> July 2015
  - Approval of authority to spend                      w/c 20<sup>th</sup> July 2015
  - Commission works (CEL)                              w/c 20<sup>th</sup> July 2015





#### 5.4. Resource and Value for Money

5.5. The estimate scheme cost is £249,100, this includes NPS design fees at £12,372 and construction costs of £236,728.

5.5.1. The cost will be met through capital scheme number 16981/BGE/BPS as part of the Basic Need Programme.

5.5.2. The cost estimates have been generated via Leeds City Councils design consultant partners NPS Leeds Ltd and Civic Enterprise Leeds. All works will be delivered by the Leeds City Councils internal service provider (ISP) in line with the authorities procurement rules.

#### 5.5.3. Capital Funding & Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</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>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	236.8			236.8			
FURN & EQPT (5)	0.0			0.0			
DESIGN FEES (6)	0.0			0.0			
OTHER COSTS (7)	12.4			12.4			
<b>TOTALS</b>	<b>249.2</b>	<b>0.0</b>	<b>0.0</b>	<b>249.2</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 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
Basic Need Grant	249.2	0.0	0.0	249.2			
	0.0						
<b>Total Funding</b>	<b>249.2</b>	<b>0.0</b>	<b>0.0</b>	<b>249.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<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:** 16981/000/000

**Title:** Basic Need Primary Expansion 2015/16

#### 5.6. Revenue Effects

5.6.1. Under local management arrangements each school affected by the works will be responsible for meeting all revenue costs. Any revenue implications arising from this project will be managed within the school funding envelope.

#### 5.7. Legal Implications, Access to Information and Call-In

5.7.1. The approval of this report constitutes an 'Executive Decision' (Significant Operational) and as such will not be subject to 'Call-In'.

5.7.2. There are no other legal implications or access to information issues arising from this report.

## **5.8. Risk Management**

- 5.8.1. Risk is to be managed through application of 'best practice' project management tools and techniques via the City Council's 'Delivering Successful Change' methodology. Experienced Project Management resource from the Children's Services Built Environment team will be tasked with ensuring the project remains within the predetermined risk tolerances.
- 5.8.2. A programme level risk log has been maintained throughout the project and escalation is via the Programme Manager.
- 5.8.3. Pre-planning consultation with Highways and Planning has been undertaken for all relevant 2015 Bulge cohort schemes with a view to designing out key risks. Items remaining on the risk log will be managed via exception.

## **6.0 Conclusions**

- 6.1. As a result of a temporary admission increase for one year at Bramley Primary School, the scope of works detailed in this report is required to ensure sufficient accommodation.
- 6.2. The internal refurbishment project at Bramley Primary School to create additional teaching space and enhance essential core provision will be managed by Children's Services in conjunction with Leeds City Councils internal service provider (CEL). These works will be delivered in partnership with the school and other key stakeholders. The cost of the accommodation, and necessary supporting works, will be met through capital scheme 16981/BGE/BPS to the value of £249,100.
- 6.3. The scope of works at Bramley Primary School, for September 2015 delivery, has been developed through continued consultation with the appropriate stakeholders.

## **7.0 Recommendations**

- 7.1. The Built Environment Programme Manager is requested to:
  - 7.1.1. Authorise expenditure of £249,100 from capital scheme number 16981/BGE/BPS to enable the required scope of works to generate the additional accommodation at Bramley Primary School.
  - 7.1.2. Note the programme dates identified in section 4.2 of this report in relation to the implementation of this decision.
  - 7.1.3. Note that the officer responsible for implementation is the Built Environment Principal Development Officer.

## **8.0 Background Documents<sup>1</sup>**

- 8.1. None.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.