

Report of the Built Environment Project Officer

Report to the Head of Learning Systems – Children & Families

Date: 21th July 2017

Subject: Design & Cost and Tender Acceptance Report for the Learning Places 2017 Bulge Cohort – Talbot Primary School



Capital Scheme Number: 32450/BGE/TAL

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Roundhay	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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? If relevant, Access to Information Procedure Rule number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The purpose of this report is to seek approval to incur capital expenditure of £199,759 from capital scheme number 32450/BGE/TAL to deliver the final phase of additional teaching space required to facilitate the placement of a Learning Places ‘bulge’ cohort at Talbot Primary School. This phase of the building works will support a 30 pupil bulge cohort that occupied the school from September term 2016.
2. As a consequence of rising birth rate, new housing developments and increased migration into the Roundhay area there is a requirement to provide additional, temporary, accommodation at Talbot Primary School. This will support a one off ‘bulge’ cohort of 30 pupil places which are not currently available within the area of need. This temporary accommodation is to be delivered under the City Council’s Learning Places Programme, which aims to ensure the Local Authorities statutory duties are met with respect to ensuring a school place for every child within the city. These works will utilise pre-existing framework contracts for delivering school accommodation.
3. This provision will be delivered under the City Council’s Learning Places Programme; which aims to ensure the Local Authority’s statutory duties are met with respect to ensuring a school place for every child within the city.
4. The second and final phase of works to the additional accommodation at Talbot Primary School will take effect from September 2017 and will support the 30 place ‘bulge’ cohort for the commencement of the 2017/18 academic year. The admission limit for the school

increased for September 2016 only. The accommodation detailed within the report will be purpose built and will remain at Talbot Primary School once the 'bulge' cohort has passed through the school.

5. The project is to be delivered by Children & Families in conjunction with the Leeds Local Education Partnership and their appointed construction partner.

Recommendations

The Head of Learning Systems is requested to:

1. Authorise expenditure of £199,759 from capital scheme number 32450/BGE/GRI to enable the delivery of the second and final phase of construction works at Talbot primary school to support the existing bulge cohort.
2. Authorise acceptance of the tender submitted by the Leeds Local Education Partnership in the sum of £167,902, including all design and development fees.
3. Note the programme dates identified in section 4.0 of this report in relation to the implementation of this decision. The final delivery date for this scheme is prior to the commencement of term September 2017.
4. 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 Head of Learning Systems - Children & Families for the proposed phase two accommodation required at Talbot Primary School to support the transition of the 2016 'bulge' cohort of 30 pupils with effect from September 2017.
- Seek acceptance of the tender submitted by the Leeds Local Education Partnership in the sum of £167,902 for the aforementioned works.

2.0 Background Information

2.1. The Learning Places 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 and Families Learning Places Programme.

2.3. For the academic year September 2016 to July 2017 it was projected that at least 14FE (420 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 was developed to provide the necessary accommodation to meet this demand. Parental preference data was used to determine the need in the pressure areas and site specific solutions developed as a result.

2.4. The proposal for Talbot Primary School will deliver the second phase of the required works to enable the 2016 bulge cohort to transition through the school. The necessary work strives to address the wider capacity and sufficiency across all of Children & Families; which includes provision for primary and secondary school places in addition to early years and specialist provision.

2.5. These proposals form part of the Council's Learning Places 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 at Talbot Primary School consists of the following components:

- The installation of the 'link building' that will connect the existing reception classroom and the new modular accommodation to ensure the Early Years provision at Talbot Primary will function as intended.

- All external works associated with the installation of the link building and making good
 - The making good and general refresh of the décor in the existing classroom as a result of the link building joining the two areas.
- 3.2. The estimate scheme cost is £199,759 including construction costs, additional ancillary works (including decant, surveys, project contingency etc.) and design & consultants fees.
- 3.3. The works detailed within this report have been procured under the Strategic Partnering Agreement between the Leeds Local Education Partnership and Leeds City Council. This has been subject to a separate waiver report, the Delegated Decision Notice for which was approved by Director of Children’s Services on the 11th July 2017.

4.0 Programme

4.1. The works highlighted in point 3.1 above are required for the commencement of the 2017/18 Academic year.

4.2. The key milestones to achieve this programme are as follows:

- Pupil numbers confirmed April 2016
- Approval of authority to spend w/c 11th July 2016
- Contract award w/c 24th July 2017
- Start on-site w/c 31st July 2017
- Target Planning determination date 7th July 2016 (secured in 2016 – Phase1)
- Completion & handover w/c 28th August 2017
- Occupation 31st August 2017

4.3. The approval of the ‘authority to spend’ requested within this report, is on the critical path and therefore crucial to delivery of the project in accordance with the dates above.

4.4. Following consultation with Leeds City Council Planning Department it was determined that the works would require a full planning application, the application was granted planning permission as part of the 2016 Bulge cohort programme. Extensive consultation has taken place with representatives from Planning & Highways throughout the design development process to ensure the viability of the proposals, this will continue throughout project delivery.

5.0 Corporate Considerations

5.1 Consultation and Engagement

5.1.1. The bulge cohort expansion programme required for 2017 has been subject to consultation with Children & Families officers, school representatives, Highways, Planning, Procurement and senior elected members.

5.1.2. Pre-planning consultation has been held with representatives from the Planning Department and LCC Highways with a view to assessing the entirety of the ‘bulge’ programme required for a September 2017 implementation. Where necessary supporting works to the Highways infrastructure identified during this consultation

has been added to the scope of works and included within the cost plan detailed in section 5.4.4. These consultations will be on-going where a planning application is required.

- 5.1.3. Children's Services will continue to brief elected members at key stages throughout the project development.

5.2. **Equality and Diversity / Cohesion and Integration**

- 5.2.1. The recommendations with this report do not have any direct nor specific impact upon any of the groups falling under the remit of the equality legislation and the need to eliminate discrimination and promote equality. A screening document has been prepared to this effect and an independent impact assessment is not required for the approvals requested. The screening document has been sent to the Equality Team to be approved, published and held on-file. A copy is included with this report as Appendix A.

5.3. **Council Policies and Best Council Plan**

- 5.3.1. This scheme is due to be delivered under the City Council's Learning Places Programme and is required to fulfil the Local Authority's statutory responsibility to provide sufficient school places. In providing places close to where the children live the proposals will improve accessibility of local and desirable school places, and thus reduce any risks of non-attendance.

- 5.3.2. This contributes to the 2016/17 Best Council Plan outcomes for everyone in Leeds to 'Do well at all levels of learning and have the skills they need for life'; 'Be safe and feel safe' and 'Enjoy happy, healthy, active lives'. It also supports the vision in the supporting Children and Young People's Plan 2015-19 to build a child-friendly city with a focus on ensuring all children and young people are safe from harm; do well at all levels of learning and have the skills for life; enjoy healthy lifestyles; have fun growing up; are active citizens who feel they have a voice and influence. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

5.4. **Resource and Value for Money**

- 5.4.1. The estimate scheme cost is £199,759 including construction costs, additional ancillary works (including decant, surveys, project contingency etc.) and design & consultants fees.
- 5.4.2. The cost will be met through capital scheme number 32450/BGE/TAL as part of the Learning Places Programme.
- 5.4.3. The works detailed within this report have been procured under the Strategic Partnering Agreement between the Leeds Local Education Partnership and Leeds City Council. This has been subject to a separate waiver report, the Delegated Decision Notice for which was approved by Director of Children & Families on the 11th July 2017.

5.4.4. Capital Funding & Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2017 £000's				
			2017/178 £000's	2018/19 £000's	2019/20 £000's	2020 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					
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2016 £000's				
			2017/178 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	167.9		167.9			
FURN & EQPT (5)	13.5		13.5			
DESIGN FEES (6)	0.0					
OTHER COSTS (7)	18.3		18.3			
TOTALS	199.7	0.0	199.7	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2016 £000's				
			2017/178 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
	0.0					
Basic Need Grant	199.7					
	0.0					
Total Funding	199.7	0.0	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	-199.7	0.0	0.0	0.0

Parent Scheme Number: 32450/000/000

Title: Basic Need Primary Expansion 2017/18

5.5. Revenue Effects

- 5.5.1. Any additional revenue consequences that may arise as a result of the project will be managed within the respective school budgets.

5.6. Legal Implications, Access to Information and Call-In

- 5.6.1. The approval of this report constitutes a 'Significant Operational Decision' and as such will not be subject to 'Call-In'.
- 5.6.2. The works detailed within this report have been procured under the Strategic Partnering Agreement between the Leeds Local Education Partnership and Leeds City Council. This has been subject to a separate waiver report, the Delegated Decision Notice for which was approved by Director of Children & Families on the 11th July 2017.
- 5.6.3. There are no other legal implications or access information issues arising from this report.

5.7. Risk Management

- 5.8. 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 &

Families Built Environment team will be tasked with ensuring the project remains within the predetermined risk tolerances.

- 5.9. A programme level risk log has been maintained throughout the project and escalation is via Basic Need Programme Manager.

6.0 Conclusions

- 6.1. As a result of a temporary increase in pupil numbers for the 2016/17 academic year throughout the city it was necessary to provide supplementary teaching accommodation to accommodate the identified 'bulge' cohorts. Talbot Primary School was identified as a key site for addressing the need for pupil places in the Roundhay area.
- 6.2. The provision of the modular unit at Talbot Primary School in 2016 supported the accommodation requirements in the immediate area. The proposed works identified in this report will be the second and final phase of work that will support the transition of the bulge year group through the school.
- 6.3. This project will be managed by Children & Families in conjunction with the Leeds Local Education Partner. 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 32450/BGE/TAL to the value of £199,759.
- 6.4. The requirement to provide additional accommodation at Talbot Primary School for September 2016 bulge cohort has been developed through continued consultation with the appropriate stakeholders.
- 6.5. The cost of the works detailed within section 3 will be met through capital scheme 32450/BGE/TAL to the value of £199,759.

7.0 Recommendations

- 7.1. The Head of Learning Systems – Children & families is requested to:
- 7.1.1. Authorise expenditure of £199,759 from capital scheme number 32450/BGE/GRI to enable the delivery of the second and final phase of construction works at Talbot primary school to support the existing bulge cohort.
- 7.1.2. Authorise acceptance of the tender submitted by the Leeds Local Education Partnership in the sum of £167,902, including all design and development fees.
- 7.1.3. Note the programme dates identified in section 4.0 of this report in relation to the implementation of this decision. The final delivery date for this scheme is prior to the commencement of term September 2017.
- 7.1.4. Note that the officer responsible for implementation is the Built Environment Principal Development Officer.

8.0 Background Documents¹

¹ 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

8.1. None

does not include published works.