

Report of the Head of Service Learning Systems

Report to the Chief Officer Learning Improvement

Date: 25th September 2017

Subject: Design & Cost and Tender Acceptance Report for the delivery of required off-site works to support the SEMH School in South Leeds



Capital Scheme Number: 32457/SOU/HIG

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Middleton & Belle Isle		
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 £92,005 from capital scheme number 32457/SOU/HIG for the undertaking of off-site works, required under planning condition, to service the new Social, Emotional & Mental Health (SEMH) school to be located on the former Merlyn Rees High School site in Belle Isle. This includes for off-site highways infrastructure works and off-site planting requirements stipulated in the planning determination report. The works detailed within this report cover the full design and construction costs associated with the necessary works at South Leeds.
2. In July 2016, the Executive Board endorsed the need to transition towards a 'Social Emotional & Mental Health' model for the Authority's behavioural curriculum and assigned a funding envelope of £45m for the delivery of the identified works programme. Executive Board approved the development and construction of three new SEMH schools in East, South and North Leeds (in order of anticipated completion). Individual scheme specific DCR's have been submitted and approved for all three sites and the Authority has now entered into a formal construction contract for delivery. This report refers specifically to

the off-site works required to support the South Leeds development only. The works are to be managed and delivered via Leeds City Council Highways in partnership, with their appointed framework delivery partner, and Leeds City Council Parks & Countryside.

3. Delivery of an approved package of off-site Highways works necessary to support the new SEMH school development in South Leeds have been conditioned as part of the planning determination (application reference 16/04164/LA, condition number 16). These works will provide a zebra crossing between the public playing fields and the community facilities located within the school development along its Belle Isle Road entrance. The works are to be delivered prior to the school opening in April 2018. Timing of these works is critical in order to align with the Interserve's construction programme for the school and not create any access restrictions to the school development site.
4. These works are to be funded from the holistic £45m programme budget for the delivery of the three new SEMH schools in Leeds. They do not form part of the Interserve construction contract.
5. Planning for the South Leeds site was determined on the 5th October 2016, condition 16 of this determination relates specifically to the Highways works. The requirement for additional off-site planting is a component of the general landscape conditions. Both conditions require implementation prior to occupation of the facility.
6. The proposals detailed within this report have been developed by Highways, Planning and Parks & Countryside in partnership with Childrens & Families.
7. The SEMH programme is to be delivered by Childrens & Families Built Environment Team in conjunction with the LLEP and ICL. LCC Highways will manage the delivery of the off-site highways works detailed in this report, interfacing with Interserve and Childrens & Families as necessary. LCC Parks & Countryside will fulfil a similar function for completion of the off-site planting requirements.
8. In July 2016, Executive Board approved the SEMH Programme report recommendation to delegate authority to the Director of Childrens & Families to approve Design and Cost reports for individual projects, subject to support by the Director Resources & Housing and the Director of City Development. As this decision is a direct consequence of a previous key decision it is classed as a 'subsequent operational decision' and therefore exempt from call-in.
9. In accordance with this approval, this report has been issued for consideration and support to the Director Resources & Housing, Director of City Development and Executive Member for Children & Families via email on 21st September 2017.

Recommendations

The Chief Officer Learning Improvement is requested to:

- 1.0 Approve the expenditure of £92,005 from capital scheme number 32457/SOU/HIG for the design and delivery of the off-site highways and off-site planting works, as conditioned by Planning, to support the South Leeds SEMH development. This figure includes the design fees for the work and full delivery cost as well as a client held contingency commensurate with works of this scale and risk.
- 2.0 Authorise acceptance of the cost estimate submitted by Highways in the sum of £77,004, including all design and development fees, and approve placement of the necessary order.
- 3.0 Authorise acceptance of the cost estimate submitted by Parks & Countryside in the sum of £3,000, including all design and development fees, and approve placement of the necessary order.
- 4.0 Note the following:
 - a. That 'Approval to Spend' the full SEMH programme cost of £45m, from capital scheme number 32457/000/000, required to cover all costs incurred to facilitate this programme was granted at the 27th July 2016 Executive Board as part of the "Investment in new Social, Emotional and Mental Health Specialist Provision for children and young people" paper.
 - b. That this constitutes one of three developments to be undertaken as part of the SEMH programme, each of which will be formalised under individual scheme specific contracts. A cross programme budget of £45m has been identified for this of which £40m has been allocated for post-feasibility work streams and construction on-site. The particulars within this report refer to the necessary off-site works at South Leeds only and their associated design costs. Further Design and Cost Reports will be submitted referring specifically to the projects at North Leeds upon completion of the design work by Highways. The works at East Leeds have been approved under a separate report.
 - c. The programme dates identified in section 4.0 of this report, in relation to the implementation of this decision, represents the critical path for project success and must be adhered to where possible.
 - d. The officer responsible for implementation is the Senior Project Officer.

1.0 Purpose of this Report

1.1. The purpose of this report is:

- To provide background information and detail to the Chief Officer Learning Improvement on the required off-site works necessary to support the development of the new 100 place SEMH school in South Leeds utilising the former Merlyn Rees High School site. The works detailed herein relate to off-site Highways works and a package of off-site planting works.
- Contextualise the associated cost and risk implications of the aforementioned works.
- To seek approval to incur expenditure of £92,005 against the £45m programme-wide authority to spend previously granted by Executive Board in July 2016 and to commission LCC Highways and LCC Parks & Countryside to undertake the works detailed herein.

2.0 Background Information

- 2.1. In July 2016 the Executive Board endorsed the case for change and approved the investment into Childrens & Families 'Social, Emotional & Mental Health' (SEMH) programme. This programme aims to improve education and support for children and young people with complex SEMH needs and is part of a citywide strategy supported by both the Council and NHS to invest and improve services for children's emotional and mental health. The SEMH programme seeks to replace the outdated provision with specially designed facilities that are managed and led by an Academy partner, the Wellspring Academy Trust, whose provision is rated as 'outstanding' by OfSTED. The aim is to combine the existing BESD (Behavioural, Emotional & Social Difficulties) SILC and Pupil Referral Unit (PRU) into one multi-site, innovative SEMH Academy catering for ages four to nineteen and all aspects of the SEMH spectrum. Delivery of these proposals will be managed as part of a co-ordinated, city-wide, multi-agency programme covering all aspects of this transition.
- 2.2. Approval to spend of £45m was ratified by Executive Board for the construction of three new SEMH schools at the July 2017 meeting. Of these monies £40m has been allocated to construction costs with the remaining £5m identified for additional fees, off-site Highways works, internal fit out and all other non-construction costs.
- 2.3. The three new schools are to be located strategically across Leeds in the following locations; East Leeds SEMH located on the former East Leeds Family Learning Centre site, South Leeds SEMH located on the former Merlyn Rees High School site and North Leeds SEMH, which constitutes the redevelopment of the Tinshill Learning Centre site following demolition of the existing facility.
- 2.4. The planning applications for all three sites have now been determined with no unexpected planning conditions imposed. Specific conditions have been stipulated on the South Leeds determination relating to the implementation of agreed off-site highways works required to support the development in addition to a package of off-site planting works. Childrens & Families have been working closely with colleagues in Highways, Planning and Parks & Countryside to develop these proposals in parallel with the development of the school designs.

- 2.5. The Authority is now in formal contract with D&B One Co. to deliver the three SEMH schools in Leeds. Work is progressing on-site at all three developments.
- 2.6. The development within South Leeds, utilising the former Merlyn Rees High School site, will also provide supplementary community sports provision in the form of a 3G all-weather pitch and hard standing multi-use games area. Usage of which is to be aligned with the South Leeds Youth Hub and grassed playing pitches located on the opposite side of Belle Isle Road to the school. The Highways works required will both support the school development but also facilitate safe access to the parking and all-weather pitch provision from the adjacent grassed pitches and club house.

3.0 Main Points

Design Proposals and Full Scheme Description

- 3.1. The works sought for approval within this report is implementation of the required off-site highways works and planting scheme to support the new 100 place South Leeds SEMH School located in Middle, between Middleton Road and Belle Isle Road, as required by Planning and necessary to facilitate safe access to the new school development, and includes the following key components:
- Closing up of legacy pedestrian crossing and formation of new zebra crossing located between SEMH development and grass pitches along Belle Isle Road. Allowance for additional road markings and lining in addition to new signage.
 - LCC Highways design fees.
 - Planting of ten extra heavy standard trees adjacent the school development on the grassed playing pitches on Belle Isle Road to a specification provided by the Leeds City Council Principal Landscape Architect. Planting required to mitigate the loss of established trees on the development site as a consequence of the new school. These trees will combine those planted on the school development side will combine to create a boulevard effect on the approach to the school.
- 3.2. Note; this report deals solely with works required at the South Leeds development. Where necessary the requirements at the North Leeds sites will be detailed under a separate report. Works at East Leeds have been subject to a prior approved design and cost report.
- 3.3. Planning permission was determined for this scheme on the 5th October 2016. Condition 16 of the planning determination requires the implementation of an agreed off-site highways scheme prior to occupation of the building. The works detailed within the report have been developed in conjunction with Highways to resolve this specific requirement.
- 3.4. A portion of the land required to implement the carriageway widening and roundabout works is currently vested with Environments & Housing. Highways have been liaising with them on these proposals and it has been confirmed that the area in question can be utilised and will be sterilised from future development. Existing maintenance arrangements for this area of open space will remain once the highways works detailed within this report are completed.
- 3.5. The SEMH school development within South Leeds will also supplementary community use sports facilities in the form of a 3G all-weather pitch, hard standing multi-use games area (MUGA) and a community use parking facility. Usage of which

will be outside of core school hours, usage of these facilities during the school day will be exclusive to the SEMH Academy. The off-site Highways works identified in this report will ensure access to the new school development is safe but also provide a crossing point between the development and the club house and grass sports pitches on the opposite side of Belle Isle Road. With the intention to downscale the volume of on-verge parking during weekend and evening sports fixtures.

- 3.6. The proposal for the highways works at the SEMH School in South Leeds has been subject to the relevant technical checks to ensure the proposals are suitable, robust and provide a safe solution to the access requirements at this development.

4.0 Programme

- 4.1. The works detailed within this report are required to be implemented prior to the opening of the new SEMH School in South Leeds. As such placement of orders is required now to programme the works, meet planting seasons and ensure the works are delivered for March 2018.
- 4.2. The approval of '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.
- 4.3. Highways have been working closely with Interserve construction to programme these works. Works will be co-ordinated to ensure that no impediment to progress with the school construction works is created as a consequence of the need to implement the package of off-site Highways works. Co-ordination between Highways, Childrens & Families and Interserve will be ongoing and extensive throughout the lifecycle of this project.

5.0 Corporate Considerations

5.1 Consultation and Engagement

- 5.1.1. The SEMH programme has been subject to extensive consultation with Childrens & Families' officers, our Academy partners, Highways, Asset Management, Planning and Ward Members. Public consultation has taken place at all three sites within the SEMH programme. The principals of the works detailed herein have been included within the documents consulted upon throughout the project; the final design addresses technical considerations for construction issue.
- 5.1.2. Extensive consultation has taken place with Leeds City Council's Principal Landscape Architect to determine the types of trees to be planted and the correct specification. This advice has formed the basis of the brief to Parks & Countryside.
- 5.1.3. Childrens & Families will continue to brief elected members at key stages throughout the project development and delivery.
- 5.1.4. The full SEMH programme was approved by the Executive Board in July 2016. Full consultation specific to this approval took place prior to this date.
- 5.1.5. In accordance with this approval, this report has been issued for consideration and support to the Director Resources & Housing, Director of City Development and Executive Member for Children & Families via email on 21st September 2017.

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.
- 5.2.2. The transition towards a SEMH continuum within Leeds is subject to a wider programme addressing individual pupil needs. This report deals solely with the construction work and the screening document provided in Appendix A refers to this aspect only. A screening document for the wider principals of the SEMH programme has been developed and was included within the July 2016 Executive Board report submission.

5.3. Council Policies and Best Council Plan

- 5.3.1. These proposals are being brought forward to meet the Council's statutory duty to ensure there are sufficient school places for children with a statement of special educational needs, or education health and care plan, which names social and emotional mental health (SEMH) as the principle need. They also contribute to the outcomes and priorities in the Leeds Health and Wellbeing Strategy 2016-2021; specifically promoting mental health equality.
- 5.3.2. The proposal contributes to the city's aspiration to the Best Council and the Best City in which to grow up; a Child Friendly City, through the creation of provisions that offers children in Leeds the opportunity to benefit from outstanding, integrated provision, which best meets their behaviour needs. That, in turn, will increase attendance, attainment and progression to education, employment and training among some of the city's most vulnerable children, as desired by the Children and Young People's Plan.
- 5.3.3. The proposal detailed herein responds directly to the Council's aspirations to build a child friendly city and improve the opportunities for children and young people with social, emotional and mental health issues. The design proposals have responded directly to the challenge of providing a stimulating environment which will provide a positive learning setting. This project is a critical component of the Council's mandate to review and improve the city's SEMH continuum.

5.4. Resource and Value for Money

- 5.4.1. The full SEMH Programme was previously granted authority to spend by Executive Board at the July 2016 meeting subject to individual Design and Cost Reports being brought forward at appropriate design freeze stages for approval by the Learning Places Programme Board. This approval set a total programme budget of £45m, with £5m of this funding allocated to works outside the construction contract of which this forms part.
- 5.4.2. The cost will be met through capital scheme number 32457/SOU/HIG as part of the Learning Places Programme.
- 5.4.3. A client held contingency has been included for within the budget to reflect the potential risks associated with the works detailed herein.

- 5.4.4. The works detailed within this proposal address the specific requirements created by the placement of a 100 place SEMH school on this site in Belle Isle, Middleton. Completion of these works will ensure safe access to the new SEMH facility via the pre-existing highways and footpaths. Additionally, it will provide additional value in creating safe access between the grassed playing fields, the new artificial turf pitches on the SEMH site and the South Leeds Youth Hub.

5.5. Capital Funding & Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2018 £000's	2017/18	2018/19	2019/20	2020 on
			£000's	£000's	£000's	£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	2017/18	2018/19	2019/20	2020 on
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	67.6		67.6			
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	9.4		9.4			
OTHER COSTS (7)	15.0		12.0			3.0
TOTALS	92.0	0.0	89.0	0.0	0.0	3.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2016 £000's	2017/18	2018/19	2019/20	2020 on
			£000's	£000's	£000's	£000's
	0.0					
LCC Departmental Borrowing	92.0		89.0			3.0
	0.0					
Total Funding	92.0	0.0	89.0	0.0	0.0	3.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 32457/000/000

Title: SEMH Programme

5.6. Revenue Effects

- 5.6.1. The works detailed herein have been subject to a highways approved design and has been signed off by the Highways Chief Officer. No revenue effects are anticipated as a consequence of these highways improvements.
- 5.6.2. Any additional revenue consequences that may arise as a result of the project will be managed by the Wellspring Academy Trust.
- 5.6.3. The full SEMH Executive Board Report, approved in July 2016, noted that by pursuing the proposed model, in partnership with the Wellspring Academy Trust, revenue savings would be generated. Examples cited include creating additional capacity within the city and removing the need for placements out of Authority and reductions in transport arrangements for pupils attending this provision. Additionally, placement costs are funded from the High Needs Block of the Dedicated School Grant. The School and Early Years Finance (England) Regulations 2014 state that

“prudential borrowing costs within the Schools Budget should not exceed amounts previously determined under the 2013 Regulations”.

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

- 5.7.1. The Director of Childrens & Families has been granted the delegated authority to approve this project to proceed after complying with the conditions established by Executive Board in July 2016. As outlined in this report, the Director of Childrens & Families requires the support for the decisions in this report from the Director Resources & Housing and the Director of City Development, and has consulted with the appropriate Executive Members on the proposals.
- 5.7.2. The approval of this report is a direct consequence of a previous key decision, therefore it is classed as a ‘Significant Operational Decision’ and exempt from call-in

5.8. Risk Management

- 5.8.1. Risk is to be managed through the application of ‘best practice’ project management tools and techniques via the City Council’s ‘PM Lite’ methodology. Experienced project management resource has been allocated from within the Built Environment team. Contractual and legal support for the formation of the programme contracts, early works agreements and formal sign-off of the NPP stages is to be provided to Childrens & Families from within PP&PU.
- 5.8.2. A client held contingency, commensurate with a project of this value, has been included within the approval figure to address any risks that occur during the works.
- 5.8.3. A risk log has been developed for the scheme and will be updated and maintained throughout the project by the assigned project officer. Escalation of any risk will be via the Children’s Service Built Environment Programme Manager.
- 5.8.4. The highways works programme has been structured in phases in order to ensure access for construction traffic to the Interserve development can be maintained. Implementation of these arrangements is critical, as such Highways have been working closely with Interserve to programme and plan the works.

6.0 Conclusions

- 6.1. It can be clearly demonstrated that there is a strategic need for the provision of SEMH places within the city. A paper was taken to the City Council’s Executive Board in July 2016 wherein the proposal to develop three new 100 place SEMH schools at an estimated cost of £45m was ratified. The three new schools are to be brought online during 2018 and are a key component of the wider SEMH transition programme.
- 6.2. The works detailed herein have been developed by LCC Highways to address the specific infrastructure and road safety requirements associated with the formation of the new SEMH School in South Leeds. The works will facilitate safe and formalised access to this new institution in conjunction with allowing the Academy to successfully implement their school travel plan. Implementation of an agreed off-site highways works programme has been conditioned as part of the planning determination. The works detailed herein have been developed with colleagues in Highways and Asset Management to specifically address this requirement.
- 6.3. The proposed off-site planting works are in direct response to the planning conditions imposed as part of determination of the application for the new school build. The

solution proposed herein has the approval of the Leeds City Council Principal Landscape Architect and confirmation has been provided that the proposal meets the objective of the planning condition.

- 6.4. The cost of the off-site highways and planting works at the new SEMH School in South Leeds will be met through capital scheme 32457/SOU/HIG to the value of £92,005. This includes all design and delivery fees as well as a contingency fund, commensurate to a scheme of this size and complexity.
- 6.5. The SEMH programme is being managed by Childrens & Families Built Environment Team with support from PP&PU on legal and contractual matters. The authority is working in partnership with the LLEP and ICL to deliver the construction programme, in addition to the other associated key stakeholders. The off-site highways works are to be managed by LCC Highways, interfacing with the above stakeholders, and their appointed framework delivery partner. The off-site planting will be undertaken by Leeds City Council Parks & Countryside.

7.0 Recommendations

- 7.1. The Chief Officer Learning Improvement is requested to:
 - 7.1.1. Approve the expenditure of £92,005 from capital scheme number 32457/SOU/HIG for the design and delivery of the off-site highways and off-site planting works, as conditioned by Planning, to support the South Leeds SEMH development. This figure includes the design fees for the work and full delivery cost as well as a client held contingency commensurate with works of this scale and risk.
 - 7.1.2. Authorise acceptance of the cost estimate submitted by Highways in the sum of £77,004, including all design and development fees, and approve placement of the necessary order.
 - 7.1.3. Authorise acceptance of the cost estimate submitted by Parks & Countryside in the sum of £3,000, including all design and development fees, and approve placement of the necessary order.
 - 7.1.4. Note the following:
 - e. That 'Approval to Spend' the full SEMH programme cost of £45m, from capital scheme number 32457/000/000, required to cover all costs incurred to facilitate this programme was granted at the 27th July 2016 Executive Board as part of the "Investment in new Social, Emotional and Mental Health Specialist Provision for children and young people" paper.
 - f. That this constitutes one of three developments to be undertaken as part of the SEMH programme, each of which will be formalised under individual scheme specific contracts. A cross programme budget of £45m has been identified for this of which £40m has been allocated for post-feasibility work streams and construction on-site. The particulars within this report refer to the necessary off-site works at South Leeds only and their associated design costs. Further Design and Cost Reports will be submitted referring specifically to the projects at North Leeds upon completion of the design work by Highways. The works at East Leeds have been approved under a separate report.

g. The programme dates identified in section 4.0 of this report, in relation to the implementation of this decision, represents the critical path for project success and must be adhered to where possible.

h. The officer responsible for implementation is the Senior Project Officer.

8.0 Background Documents¹

8.1. None

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 does not include published works.