

**APPENDIX 1 NOT FOR PUBLICATION
Exempt/Confidential under Rule 10.4 (3) Financial and Business Affairs**

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 12 March 2008

Subject: FOUNTAIN PRIMARY SCHOOL – RATIONALISATION ONTO ONE SITE

Executive Summary

1. Purpose

This report seeks the approval of the Executive Board to access 100% of the capital receipt arising from the sale of Fountain Primary School Annex (formerly Cross Hall Infant School) in order to invest in the scheme to rationalize the accommodation at Fountain Primary School onto one site. This report also seeks approval to proceed with Phase Two of the works (to extend the former Junior School building) and to incur the necessary capital expenditure.

The Appendix1 is confidential because publication could prejudice the City Council's commercial interests as it includes financial information relating to land and property. In these circumstances it is considered that the public interest in not disclosing this commercial information outweighs the interests of disclosure.

2. Main Issues and Options

Fountain Primary School opened in September 2005 following the closure of Cross Hall Junior and Infant schools and Elmfield Infant School. The School is currently located on the former Cross Hall Junior and Infant sites. The long term plan to consolidate accommodation into one building was part of the formal public consultation on amalgamation proposals that Education Leeds undertook on behalf of the Council between September and October 2004.

It is proposed that the scheme to rationalize the accommodation onto one site will be completed in three phases, funded from the capital receipt arising from the sale of Fountain Primary School Annex. Phase One, completed in Summer 2007, included a package of internal alteration and refurbishment works to staff accommodation. Phase Three will consist of the provision of a foundation unit.

Phase Two of the works, the subject of this report, will allow the Annex to be released for sale by providing alternative accommodation through a number of extensions to the main Fountain Primary School building, to include five classrooms, an extension to the existing hall and a new entrance and reception area. It is proposed that these works are initially funded from the Education Capital Programme in advance of the capital receipt being realized. This is in line with the existing capital receipts policy where the first call on the future capital receipt will be the reimbursement of agreed costs incurred in re-providing new facilities.

3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the access of 100% of the capital receipt arising from the sale of Fountain Primary School Annex (formerly Cross Hall Infant School) to be invested in Fountain Primary;
- b) Approve the design proposals in respect of Phase Two of the scheme to rationalize the

school onto one site by providing extensions to the former Junior building;

- c) Authorise expenditure of £1,844,300 from capital scheme 14095 EXT; and
- d) Approve the reimbursement of the incurred scheme expenditure from the realisation of a future capital receipt from the sale of the former Cross Hall Infant School site, to be injected into the Education Capital Programme for reinvestment in the Education estate.

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 12 March 2008

Subject: **Design & Cost Report**

Scheme Title FOUNTAIN PRIMARY SCHOOL – RATIONALISATION ONTO ONE SITE

Capital Scheme Number 14095 EXT

Electoral Wards Affected:
Morley South

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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 for the access of 100% of the capital receipt arising from the sale of Fountain Primary School Annex (formerly Cross Hall Infant School) to be invested in Fountain Primary;
- b) Seek approval for the design proposals in respect of Phase Two of the scheme to rationalize the school onto one site by providing extensions to the former Junior building;
- c) Authorise expenditure of £1,844,300 from capital scheme 14095 EXT; and
- d) Approve the reimbursement of the incurred expenditure against this scheme from the realisation of a future capital receipt from the sale of the former Cross Hall Infant School site, to be injected into the Education Capital Programme for reinvestment in the Education estate.

2.00 Background Information

- 2.01 Fountain Primary School opened in September 2005 as a result of the review of pupil provision in the Morley Central Planning Area and by the amalgamation of the former Cross Hall Junior School, Cross Hall Infant School and Elmfield Infant School. This resulted in the closure of the Elmfield Infant School building and the housing of the new split site primary school in the former Cross Hall Junior and Infant buildings.
- 2.02 A recent Ofsted review (July 2007) has recognized the considerable progress made by the school during the previous two terms: **“However the difficulties of a split site continue to be the biggest barrier to ensuring that the school functions and ‘feels like’ one school”**.
- 2.03 In order to facilitate the consolidation of all school accommodation onto one site, a scheme of works has been developed, to comprise three phases. Phase One of the works (Capital Scheme number 14003) was completed in Summer 2007 and comprised a package of internal alteration and refurbishment works to create a larger staff room together with the refurbishment of staff toilet facilities and alterations to office space in the main building. This was the subject of a report approved by the Deputy Director (Commissioning and Partnerships) in July 2007. Phase Three will consist of provision of a separate foundation unit, including a 39 place nursery and two reception classrooms, and will be the subject of a future report.
- 2.04 The purpose of this report is to seek approval to Phase Two of the works which will allow for the amalgamation of the school onto one site. These works will consist of a number of extensions to the main Fountain Primary School Building (the former Cross Hall Junior School building) to provide a larger school hall, additional classroom accommodation and a new entrance and reception area. This would allow for the sale of the Fountain Primary School Annex (the former Cross Hall Infant School).
- 2.05 It is proposed that the capital receipt from the sale of the Annex be accessed to fund all phases of these works. However, as this will not be realized until after the works have been completed, Education Leeds Capital Projects Board has approved temporarily funding these works from the Education Capital Programme. When the capital receipt is realized, this will be injected into the Education capital programme for reinvestment in the Education estate. Should a surplus of funds arise as a result of the investment requirements of Fountain Primary costing less than the value of the capital receipt, this will be retained by the City Council in accordance with the Council’s current capital receipts policy.

3.00 Design Proposals / Scheme Description

- 3.01 Phase Two of the works at Fountain Primary consists of a number of extensions to the main building to provide the necessary accommodation to house all the children on the one site.
- 3.02 The scheme will consist of four separate extensions to the main building to allow the continued zoning of key stages within the school. To allow for the continued use of the school with the minimum disruption and prevent the need to decant students to temporary accommodation while the works are being

completed, each of the four extensions will be treated as a separate sub – scheme, or zone, and completed consecutively.

- Zone 1
4 key stage 2 classrooms each having storage, cloakroom and toilets, and a dedicated external entrance.
- Zone 2
1 key stage 1 classroom having storage, cloakroom and toilets, and a dedicated external entrance.
- Zone 3
An extension to the main hall to accommodate the increased number of pupils as a result of the amalgamation of the three schools.
- Zone 4
A new main entrance, reception and waiting area. Office accommodation will be provided to enable the reception area to be permanently staffed by a receptionist. The Main Hall, reception, kitchen and toilets are being designed to allow the area to be zoned off for out of school activities. New ramping and handrails will be provided to ensure that the school is fully accessible in accordance with current DDA regulations.

3.03 This accommodation will all be of traditional construction with a steel frame and brick/block walls under a shallow pitch roof. The design of the building and materials used will be similar to those in the current building to ensure a seamless join between new and old accommodation.

3.04 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.

4.00 Consultations

4.01 As part of the statutory consultation process undertaken relating to the reorganisation of primary provision in Morley Central, local ward members, parents, staff and governors were asked to comment on the proposal to close Morley Elmfield Infant School, Cross Hall Infant School and Cross Hall Junior School. The proposals indicated that a new primary school would be established, initially operating from both existing Cross Hall sites, however a permanent building solution to consolidate the new primary school on a single site would be developed as soon as funding became available through the Capital Programme. These proposals were fully documented in a meeting of the South Area Committee on 13 September 2004, and Executive Boards of 17 November 2004 and 11 February 2005.

4.02 As funding has now become available, detailed scheme proposals have been the subject of consultations with Education Leeds officers, the school and the governing body. The scheme proposals have been approved by the Education Leeds Capital Projects Board.

5.00 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.

6.00 Legal and Resource Implications

6.01 Programme

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

Tenders out:	25 July 2008
Tenders in	25 August 2008
Start on Site	29 September 2008
Practical Completion	28 September 2009

6.03 Scheme Design Estimate

6.03 Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the first quarter of 2008 as the base date for the cost estimate

6.04 The estimated construction cost of Phase Two of the project is £1,630,000 which equates to approximately £1442 per m² on average. Design fees and associated planning and building regulation costs are estimated at £214,300. This report seeks approval to expend these amounts.

6.05 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's
LAND (1)	0.0					
CONSTRUCTION (3)	60.5		60.5			
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	10.0		10.0			
OTHER COSTS (7)	0.0					
TOTALS	70.5	0.0	70.5	0.0	0.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's
LAND (1)	0.0					
CONSTRUCTION (3)	1630.0			662.0	927.0	41.0
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	214.3		50.0	66.2	92.7	5.4
OTHER COSTS (7)	0.0					
TOTALS	1844.3	0.0	50.0	728.2	1019.7	46.4

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's
Modernisation All Schools SCE (R) (in advance of Cap Rec)	1914.8		120.5	728.2	1019.7	46.4
Total Funding	1914.8	0.0	120.5	728.2	1019.7	46.4
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 14095
Title : Fountain Primary – Rationalisation onto one Site

6.06 In the long term this scheme will be funded from the capital receipt arising from the sale of Fountain Primary School Annex (the former Cross Hall Infant School building). In advance of the capital receipt being realized, it will be funded temporarily from Modernisation All Schools 2004/05 SCE R - Scheme 1001.

7.00 Revenue Effects

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

8.00 Risk Assessments

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

9.00 Recommendations

9.01 The Executive Board is requested to:

- a) Approve the access of 100% of the capital receipt arising from the sale of Fountain Primary School Annex (formerly Cross Hall Infant School) to be invested in Fountain Primary;
- b) Approve the design proposals in respect of Phase Two of the scheme to rationalize the school onto one site by providing an extension to the former Junior building;
- c) Authorise expenditure of £1,844,300 from capital scheme 14095 EXT; and
- d) Approve the reimbursement of the incurred expenditure against this scheme from the realisation of a future capital receipt from the sale of the former Cross Hall Infant School site, to be injected into the Education Capital Programme for reinvestment in the Education estate.