

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 20 September 2006

Subject: **Executive Summary**

1. Purpose

This report updates Members on the proposed scheme to provide a new build specialist science block at Otley Prince Henry's Grammar School, and seek approval to proceed with the scheme.

2. Main Issues and Options

The school has a number of significant condition and suitability issues, most notably in the provision of specialist science accommodation. In addition, the 2004 Ofsted Report was highly critical of the accommodation, stating that this put constraints on the ability of the school to raise standards further. This scheme will provide new specialist teaching accommodation in the form of eleven science laboratories, preparation rooms and associated administration and staff facilities.

In January 2005, Executive Board approved the ring fencing of the Capital Receipt from the sale of the Newall Annexe adjacent to the school. The auction has now raised £1,655,000. In view of the fact that the Asset Management Plan ranks the school as the highest priority secondary school in terms of condition, Education Leeds has earmarked a further £3,085,000 from the Education Capital Programme to deliver the scheme.

3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the design proposals and give authority to proceed with the scheme
- b) Approve the injection of £55,000 of Capital Receipts for the sale of the Newall Annexe into the approved Capital Programme
- c) Authorise expenditure of £4,325,000 for the provision of specialist science accommodation and associated enabling works from scheme 12051.

Report of: The Chief Executive of Education Leeds

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Date: 20 September 2006

Subject: **Design & Cost Report**

Scheme Title OTLEY PRINCE HENRY GRAMMAR SCHOOL – PROVISION OF SPECIALIST SCIENCE ACCOMMODATION

Capital Scheme Number 12051/000/000

Electoral Wards Affected:
Otley & Yeadon

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 specialist science accommodation at Otley Prince Henry's Grammar school
- b) Seek approval to inject Capital Receipt from the sale of the Newall Annexe adjacent to the school in the sum of £55,000 into the approved Capital Programme
- c) Obtain authority to incur expenditure of £4,325,000 in respect of the above scheme to provide specialist science teaching accommodation and associated enabling works from Capital Scheme no 12051.

2.00 Background Information

2.01 Otley Prince Henry's Grammar School will be one of the last High Schools to receive major investment through the Building Schools for the Future (BSF) initiative and it is likely that they will have to manage their current accommodation for at least the next fourteen years.

- 2.02 The school was built in 1893 with additions in the 1970's and has significant problems in respect to condition and suitability. Recent condition surveys have highlighted particular concerns around roofing, curtain walling, mechanical and electrical services, asbestos and windows. Current priority backlog maintenance work across the site has been estimated in the sum of £2.56 million, which makes it the highest ranked secondary school in terms of condition.
- 2.03 In addition, suitability surveys have acknowledged issues in specialist teaching and in particular in science provision. The existing laboratories are in poor condition and, in terms of their layout and location across the school site, are not appropriate to deliver the modern curriculum. This fact has received criticism in the school's 2004 Ofsted Report. In addition, the School Improvement Plan highlights that the very poor quality of buildings has a major impact on learning, compounded by a lack of space and high room occupancy resulting in too many classes being taught out of specialist areas. An up to date curriculum analysis has also confirmed a shortage of ICT rooms and practical art and science spaces.
- 2.04 In recognition of the Ofsted criticism with regards to specialist science accommodation, in May 2005 Education Leeds submitted a Targeted Capital Fund bid to the DfES for £6m of funding to provide new state of the art science and technology accommodation, in addition to new social, library and dining areas. However due to the criteria set by the DfES, the bid was unsuccessful. However, in recognition of the high priority of this scheme, Education Leeds has allocated additional funding from the Education Capital Programme in order to provide the school with improved science accommodation.
- 2.05 In order to assess the most beneficial solution to the science accommodation issues at the school, an Options Appraisal has been carried out. This identified four alternatives options: a) do nothing, b) refurbish existing accommodation, c) remodel accommodation or d) build new science block. It was determined that the provision of a new build science block presents the best value option in delivering modern, fit for purpose, specialist accommodation, with the minimum on disturbance to the school.
- 2.06 A Project Board has been established to oversee delivery of this project. As part of its responsibilities, a risk analysis workshop took place with key stakeholders and Project Board Members. The key risks identified include cost and project overrun. Project Management is being provided by an external Project Manager according to an approved project management process.
- 2.07 In recognition of the significant accommodation issues facing the school, in January 2005 the Executive Board approved the proposal to ring fence the capital receipt (up to the maximum value of the current valuation) arising from the sale of the 'Newall' Annexe to Otley Prince Henry's Grammar School. The approved Capital programme of 17 February 2006 included the injection of £1.6m of capital receipt for this scheme. Following the approval to dispose of the Newall building, it was subject to a public auction on 27 July 2006. This auction resulted in a capital receipt in the value of £1,655,000.
- 2.08 In preparation for the main scheme of works and in order to enable the school to re-open after the summer school holiday period this year, a series of preparatory and enabling works have been required including highways works, provision of temporary accommodation and provision of security fencing.
- 2.09 The highways works, required as a condition of the land sale, include upgrading the existing roadway off Newall Carr Road which leads up to the school, and formation of a junction to lead off to the future development area. Once the Newall Annexe has been vacated by the school, it will be necessary to provide additional temporary

accommodation in order to offer the required level of teaching bases until the major works are complete. Security fencing works are also required in order to create a boundary between the school and the Newall site and to provide safe pathways for pupils to access the school. Approval was given for these works by the Lead Chief Officer (Commissioning) on 4 July 2006.

3.00 Design Proposals / Scheme Description

- 3.01 This scheme forms the first phase of a long term plan to develop Otley Prince Henry's Grammar School site (subject to available funding). As a large part of the site is within a Conservation Area, the overall plan will retain buildings within this area. All phases will be designed using BSF principles, and can therefore be incorporated within a future BSF scheme.
- 3.02 The objective of the scheme is to create eleven new science laboratories and preparation rooms. The benefits expected include the provision of modern, high quality, specialist teaching accommodation as a vehicle for improved standards and attainment, adjoining faculty accommodation, reduced backlog of maintenance, and better support accommodation.
- 3.03 The eleven new science laboratories and preparation rooms will bring the faculty into one block and form an access spine to areas of existing accommodation. This new spine will also create a new entrance with ancillary offices.
- 3.04 The new science block comprises of 2,300m² of additional accommodation. The two storey steel framed building will be externally clad with brickwork and terracotta tiles, and steel roof. The new block will provide 11 laboratories, fully fitted with island units and preparation rooms, entrance lobby and associated office space and toilets. The creation of an 'access spine', with a lift together with links to the existing building will vastly improve disabled access to the school.
- 3.05 The building is to be heated by underfloor heating and controlled by a building management system. Environmental considerations have been addressed by the inclusion of a grey water harvesting system, triple glazed windows and passive ventilation. In addition, the school is currently in the process of submitting a bid to fund the purchase of solar panels to heat water. These can be incorporated into the design or retro fitted at minimal costs and disruption. The new building will also be protected from the serious effects of a major fire by the inclusion of a sprinkler system, which will be tank fed to overcome problems of low water pressures in the area.
- 3.06 As stated in Para. 2.08, due to the sale of the Newall Annexe, and a subsequent shortfall in school accommodation until the main scheme is delivered, it is necessary to provide the school with additional temporary accommodation. As the scheme design and programme details have been developed, and the conditions of the land sale finalised, the duration the temporary accommodation is required for has been extended by 23 weeks to 69 weeks.
- 3.07 In addition to the existing enabling and preparation works currently in progress, further works are required to the gas and electrical services connections. For a number of years, the school has functioned with a shortage of electric power to the site. The additional power requirements of the new block will take this shortage beyond a manageable level. It is therefore necessary to build a new electricity sub station to service to school. Furthermore, the gas meters will need to be upgraded to meet the demands of the site.

4.00 Consultations

4.01 This scheme has been the subject of extensive consultation with all stakeholders. In addition, a Communication Strategy has been developed to detail how all stakeholders involved with or affected by the project will be kept informed of progress and have an opportunity to input into the project or raise issues. Stakeholders consulted include:

- a) Ward Members: Leeds and Otley Councillors have been informed of scheme details and progress on a regular basis
- b) Police: 'Security by Design' services are currently being engaged
- c) Fire Brigade: A Fire Consultant has been employed and Education Leeds is currently in consultation with the Council's insurers Zurich
- d) Statutory Undertakers: Discussions have been held with all statutory undertakers, resulting in the identification of the need for enabling works to be carried out to electricity and gas services
- e) Head Teacher: The Head Teacher is a member of the Project Board
- f) Governing Body: Regular meetings have been held with the Governing Body to ensure their opinions are incorporated into the scheme design
- g) School and Pupils: The school is represented on the design team and pupils have been fully consulted as to their aspirations for the new accommodation

5.00 Programme

5.01 The strategic programme for the new build scheme is as follows:

Tenders out:	13/10/06
Tenders in	24/11/06
Start on Site	26/02/07
Practical Completion	23/11/07

5.02 The programme has been designed in order to minimise disruption on service delivery within the school. Major works such as connection to the existing building and services shutdown have been programmed to take place during school holidays, whilst any accommodation pressures as a result of the sale of the Newall Annexe have been mitigated by the provision of temporary accommodation. This will remain on site until the new block is available for occupation.

6.00 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.

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.

7.00 Legal and Resource Implications

7.01 Scheme Design Estimate

Estimated costs for this scheme have been determined by qualified Quantity Surveyors based on an approved costing system, using base date for estimate of August 2006.

7.02 The estimated construction cost for the new science block is £3,500,000, equating to £1,520 per m². Design and project management fees and associated surveys, planning and building regulation costs are estimated at £585,000. This report seeks approval to spend for these costs.

7.03 As stated in Para 2.08, prior approval has been given for enabling and preparatory works. This report seeks further approval for additional costs to these works in the sum of £80,000 for the temporary accommodation and £25,000 for the highways works. Further Approval to Spend is required for enabling works to upgrade the Electrical supply to the school at £121,900 and Gas Diversion works at £15,000.

7.04 Additional Authority to Spend is therefore sought of £4,325,000. An analysis of the additional approval required is shown in the table below.

Scheme	Original Approval	Current Estimate	Additional ATS Required
New Science Block - Construction	0	3,500,000	3,500,000
Provision of Temporary Accommodation	130,000	210,000	80,000
Highways Works	275,000	300,000	25,000
Fencing	10,000	8,100	-1,900
Electrical Upgrade	0	121,900	121,900
Gas Services Diversion	0	15,000	15,000
Fees, Planning and Project Management	0	585,000	585,000
Total	415,000	4,740,000	4,325,000

7.05 The Capital Programme, approved on 17 February 2006 including injection of £1,600,000 of Capital Receipts, being the lower valuation at that time. Following the successful auction of the Newall site, realizing a capital receipt of £1,655,000, it is necessary to inject a further £55,000 into the Approved Capital Programme.

8.00 Capital Funding and Cash Flow

8.01

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2006 £000's	FORECAST					
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's	
LAND (1)	0.0							
CONSTRUCTION (3)	372.5		372.5					
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	42.5	8.5	34.0					
OTHER COSTS (7)	0.0							
TOTALS	415.0	8.5	406.5	0.0	0.0	0.0	0.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2006 £000's	FORECAST					
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's	
LAND (1)	0.0							
CONSTRUCTION (3)	3705.7			3588.0	117.7			
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	600.8	0.2	360.3	225.3	15.0			
OTHER COSTS (7)	18.5		18.5					
TOTALS	4325.0	0.2	378.8	3813.3	132.7	0.0	0.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2006 £000's	FORECAST					
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's	
Capital Receipt	1655.0		0.0	1655.0				
Modernisation All Schools SCE R (1001)	8.7	8.7						
New Pupil Places SCE R (1247)	750.0		750.0					
Modernisation Secondary SCE R (12042)	2326.3		35.3	2158.3	132.7			
Total Funding	4740.0	8.7	785.3	3813.3	132.7	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 12051/000/000
Title : Otley Prince Henry's Grammar School Specialist Science Accommodation

8.02 Revenue Effects

It is anticipated the school will benefit from revenue savings in maintenance costs as a result of the addition of the new block and sale of the Newall Annexe.

8.03 Risk Assessments

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

9.00 Recommendations

9.01 The Executive Board is requested to:

- a) Approve design proposals in respect of the scheme to provide additional specialist science accommodation at Otley Prince Henry's Grammar school
- c) Authorise injection of £55,000 of Capital Receipt into the approved Capital Programme
- d) Authorise scheme expenditure of

Construction	£ 3,705,700
Fees	£ 600,800

Other Costs	£ 18,500
Total	£ 4,325,000