

Design Cost Report associated with the expansion of Leeds City Academy

Date: Monday 25 March 2024

Report of: Director of City Development

Report to: Director of Children's & Families

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

Authority to spend of up to £8.9m for expansion works at Leeds City Academy (LCA) was provisionally approved by Executive Board on 27 July 2022. The purpose of this report is to seek authority to expend the full £8.9m associated with the building works prior to the contractor commencing on site on 29 April 2024. The capital scheme code is 33471/LCA/000.

It is vital this report is approved to ensure key milestones are met within the delivery programme.

Recommendations

- a) Seek approval to incur costs of £8.9m associated with the expansion works at Leeds City Academy from capital scheme number 33471/LCA/000 (previously approved at Executive Board in July 2022)
- b) Note the programme dates identified at point 12 of this report require a decision at the earliest opportunity to enable the contractor to commence on site on 29 April 2024.
- c) Note that the officer responsible for implementation is the Head of Learning Systems in Children's and Families Directorate.

What is this report about?

- 1 The Learning Places Programme represents the Council's response to the demographic growth pressures on school provision in the city, and this scheme will be delivered as part of this programme. Project management of schemes is delivered by City Development's Projects & Programmes Team in Asset Management and Regeneration. The scheme contributes to the 2020-2025 Best Council Plan outcomes and supports the vision in the Children and Young People's Plan 2018-23.
- 2 There is an identified need for additional year 7 places in central Leeds to meet anticipated demand in future years.
- 3 There has been an increase in the population of children in primary schools across Leeds over recent years which resulted in a number of primary school expansions. The larger cohorts are now feeding through into secondary schools and the number of children living in central Leeds, in particular those living nearest to Leeds City Academy, has increased. Current population and admissions data indicate that additional secondary school places will be required in this area to ensure local demand is met.
- 4 Several secondary schools in central Leeds have admitted additional pupils above their published admission number in recent years, in response to demand for places. A new free school, Trinity Academy Leeds, also opened in September 2021 due to the rising demand for school places across the wider area. The need for additional places in central Leeds is expected to continue over the next few years which is why further permanent places are required.
- 5 To help manage the growing need for secondary places in the local area, Leeds City Academy has admitted an additional 60 pupils above the published admission number into year 7 for the last 3 years (2020-2022) on a temporary basis ahead of a permanent expansion to a PAN of 210 from September 2023.
- 6 The permanent expansion from a PAN of 150 to 210 was approved by Leeds City Councils Executive Board on 27 July 2022.
- 7 The scheme consists of additional teaching accommodation to support the increase in pupil numbers along with toilets and a small extension to the dining hall. External modifications include increased parking (with the addition of electrical charging points) to satisfy Highways and improved hard surface courts to appease Sport England (the latter initially objected to the proposal but has since withdrawn its objection following the enhancements to the courts)
- 8 White Rose Academies are self-delivering the project in conjunction with AtkinsRealis (Project Management company) and Leeds City Council. A Project Officer from the Projects and Programmes team in City Development is working closely with the project team to ensure the work remains on programme and within budget.
- 9 Previous design cost reports have previously been approved relating to an early works package (£480,000) and preconstruction service agreement/design fees (£307,738.13)
- 10 AtkinsRealis has submitted a tender report confirming the costs submitted by Morgan Sindall Construction (MSC) are value for money and recommending White Rose Academies accept the tender and award the contract to MSC. The contract will be between White Rose Academies and MSC due to it being a self-delivered project.

- 11 A grant agreement will be in place between White Rose Academies and Leeds City Council prior to works starting on site. A draft copy has recently been sent to the academy for consideration.
- 12 A draft planning decision notice was issued on 21 March 2024 and the project team are currently collating the information to satisfy pre-commencement conditions.
- 13 The construction works are due to commence on site on 29 April 2024, with a targeted completion of March 2025.

What impact will this proposal have?

- 14 The expansion project at Leeds City Academy will enable Leeds City Council to deliver its statutory duty of providing a school place for every child.
- 15 It will also deliver the vital accommodation the school needs to increase from a PAN of 150 to 210.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing Inclusive Growth Zero Carbon

- 16 The proposal contributes to the Best City Ambition to ensure children in all areas of the city have the best start in life and enjoy a healthy, happy, and friendly childhood.
- 17 A good quality school place also contributes towards the targets within the Children and Young People's Plan including the to improve achievement, attainment, and attendance at school.
- 18 By helping young people prepare for adulthood through education, this supports to the aim of helping everyone benefit from the economy and achieve their potential.
- 19 Photovoltaic cells (PV's) have been included in the design to meet the energy efficiency criteria set out by planning.

What consultation and engagement has taken place?

Wards affected: Hyde Park and Headingley

Have ward members been consulted? Yes No

- 20 Consultation has taken place with the Head Teacher, Governing Body, and White Rose Academies, senior officers in Children's & Families and City Development, LCC planning and highways, LCC legal and LCC finance regarding the permanent expansion of Leeds City Academy.
- 21 The Executive Member and Ward Members have also been consulted on the permanent expansion of Leeds City Academy and will continue to be briefed at key stages of the process.
- 22 A face-to-face public consultation ahead of submitting the planning application for the main construction took place on the 19 July to give residents, parents, and carers etc. the opportunity to view the designs and pose questions directly to the project team.

What are the resource implications?

- 23 Authority to spend of up to £8.9m for expansion works at Leeds City Academy was previously approved by Executive Board on 27 July 2022. The purpose of this report is to seek approval to

expend the total amount of £8.9m from capital scheme 33471/LCA/000. Scheme costs will be funded from the Children and Families' Learning Places programme.

24 Any additional costs over and the above the agreed amount will need to be funded by the academy (as stated in the grant agreement between Leeds City Council and White Rose Academies)

25 Capital Funding and cashflow table – see below for details.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2022 £000's	FORECAST				
			2022/23	2023/24	2024/25	2025/26	2026 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	427.2			427.2			
FURN & EQPT (5)	0.0						
INTERNAL DESIGN FEES (6)	78.8			78.8			
OTHER FEES / COSTS (7)	228.9			228.9			
TOTALS	734.9	0.0	0.0	734.9	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2022 £000's	FORECAST				
			2022/23	2023/24	2024/25	2025/26	2026 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	6658.6				5000.0	1358.6	300.0
FURN & EQPT (5)	145.9				100.0	45.9	
INTERNAL DESIGN FEES (6)	769.2				600.0	169.2	
OTHER FEES / COSTS (7)	591.4				391.4	200.0	
TOTALS	8165.1	0.0	0.0	0.0	6091.4	1773.7	300.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2022 £000's	FORECAST				
			2022/23	2023/24	2024/25	2025/26	2026 on
			£000's	£000's	£000's	£000's	£000's
Basic Need Grant	8900.0		0.0	734.9	6091.4	1773.7	300.0
Total Funding	8900.0	0.0	0.0	734.9	6091.4	1773.7	300.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number 33471/000/000

Title: Basic Need Expansion 2023/2024

What are the key risks and how are they being managed?

26 A joint risk log has been developed with the consultant and contractor to ensure all construction related risks for the project are identified together with the relevant owner of the risk.

What are the legal implications?

27 The approval of this report constitutes an 'Significant Operational Decision' and therefore is not subject to call in. The key decision associated with the project was the approval of the permanent expansion by Executive Board on 27 July 2022.

Options, timescales and measuring success.

What other options were considered?

28 There were no other schools capable of expanding in the area of need.

How will success be measured?

29 Success will be measured through the successful completion of the expansion in March 2025.

What is the timetable and who will be responsible for implementation?

30 The decision needs to be taken at the earliest convenience to ensure we meet the current programme.

31 The Head of Learning Systems is responsible for implementation.

Appendices

- Appendix A – EDCI Screening document

Background papers

- None