
Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 18 October 2006

Subject: Thorpe Primary School – provision of new accommodation

Executive Summary

1. Purpose

This report seeks approval to proceed with the proposed scheme to provide additional accommodation at Thorpe Primary School. Approval will also be sought to incur the necessary capital expenditure.

2. Main Issues and Options

Significant new housing developments in and around Thorpe have led to Section 106 contributions being secured in the sum of £359,000 to provide additional school places at the local school, Thorpe Primary.

The school has an acknowledged series of problems with its existing school buildings that need to be addressed so that the school can provide for an increase in pupil numbers, and address significant condition issues. The main building is 100 years old and has an undersized hall which is currently used for PE, assembly and dining as well as being a main circulation route to access five classrooms. The staff room, head teacher and office space and a community/parents room are all below DfES minimum guidelines in terms of area.

In acknowledgement of existing building issues and the need to provide additional school places, the Education Leeds Capital Projects Board has allocated further LEA funding in the sum of £750,000 to supplement the Section 106 contributions. This will allow a major programme of works to be delivered to resolve all of the schools priority building issues.

Phase One of the programme of works includes a new build extension to the school to provide accommodation for the increase in pupil numbers at the school. The proposed project, which has been developed in consultation with the school, will provide a new hall and three new classrooms. The school will also benefit from a programme of remodeling and improvement to address other associated problems in the main block.

3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the design proposals and give authority to proceed with Phase 1 of the scheme to resolve accommodation issues at Thorpe Primary;
- b) Authorise expenditure of £940,000 for the provision of additional teaching accommodation and internal remodeling work from capital scheme number 12050/PH1/000.

Report of: The Chief Executive of Education Leeds

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Date: 18 October 2006

Subject: **Design & Cost Report**

Scheme Title **THORPE PRIMARY SCHOOL – PROVISION OF NEW HALL,
 ADDITIONAL CLASSROOMS, AND REMODELLING WORKS**

Capital Scheme Number *12050/PH1/000*

Electoral Wards Affected:
 Ardsley & Robin Hood

Specific Implications For:

Equality & Diversity	<input type="checkbox"/>
Community Cohesion	<input type="checkbox"/>
Narrowing the Gap	<input type="checkbox"/>

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 a new hall and additional teaching accommodation, together with internal remodeling at Thorpe Primary School;
- c) Seek approval to incur expenditure of £940,000 in respect of the above scheme from capital scheme number 12050/PH1/000.

2.00 Background Information

2.01 Thorpe Primary School has an acknowledged series of problems with its current school buildings that need to be addressed so that the school can provide for an increase in pupil numbers as a result of local housing developments. The main building, which is 100 years old, has an undersized hall which has to be used for PE, assembly and dining as well as being a main circulation route to access five classrooms. An increase in pupil numbers will create major pressures on the infrastructure of the school in terms of its capacity, health and safety, and organization of the curriculum.

- 2.02 The school also is under provided for in terms of staff room, head teachers office and general office space, and a community/parents room. A further problem is the school library facility, which is currently housed in a 1950's extension to the main building. This extension is now very poor in terms of condition, security, and suitability. It is proposed to relocate the library into the main school building as part of the infrastructure improvements.
- 2.03 The school currently houses its Early Years provision within separate accommodation units which are located on hard standing areas within the school grounds. These units are now over 40 years old and are in a poor state of repair. Following the completion of the main scheme proposals detailed in this report it is proposed to address the problems associated with Early Years provision and also redevelop the school's playground areas through a second phase of works. Specific proposals in relation to improvements to this accommodation have not yet been fully developed, but will be the subject of a further report at the appropriate time.
- 2.04 Significant new housing developments in and around Thorpe have led to success in securing Section 106 contributions to provide additional school places at Thorpe Primary, this being the local school. Total Section 106 contributions are in the sum of £359,000. The amount of the Section 106 contribution has been the subject of extended discussions over the past three years, culminating in an inquiry which took place in December 2005. The inquiry determined the level of the Section 106 contributions required, which will be provided by two separate developers.
- 2.05 The recognition of existing building deficiencies has resulted in a total of £750,000 of formulaic LEA funding being allocated by the Education Leeds Capital Projects Board to supplement the Section 106 contributions. This will allow a major new extension to be delivered to resolve all of the school's current priority building issues, in addition to delivering Phase Two works to improve Early Years facilities.

3 Design Proposals / Scheme Description

- 3.01 The proposed expansion of the school to accommodate up to 210 pupils, or one Form of Entry, has been the subject of a full feasibility study, which identified the need to provide additional classrooms and address problems related to the school's infrastructure. Phase One of the proposed project, which is the subject of this report, comprises a new 510m² extension, to provide a new adequately sized hall with storage facility, as well as three new classrooms which will be wrapped around the existing building. The school will also benefit through a programme of remodeling and improvement.
- 3.02 The new extension will be built in traditional brickwork construction with a steel frame, to match the existing Edwardian buildings, and will have a profiled steel roof. Although substantial mechanical and electrical works will be required both for the new extension and the internal remodeling works, the school will benefit from recent refurbishment works carried out to the existing boiler plant. The extension will be double glazed, with a passive ventilation system.
- 3.03 Internal remodeling of the existing school building will comprise the creation of a new library within the existing hall area, together with the opening up of storage areas into existing classrooms to create adequately sized teaching areas. The staffroom, head teachers office and general office will be expanded within existing spaces to relieve accommodation pressures on staff resources.
- 3.04 The total construction budget for phase one works is £817,950. The Strategic Design Alliance has been appointed to carry out all pre and post contract supervision at an estimated cost of £101,270. Associated Client Services fees are

estimated to be in the region of £3,565. Other costs are estimated in the sum of £17,215.

4 Consultations

4.04 This scheme has been the subject of extensive consultation with all stakeholders including the school and governors, ward members, and the City Council's Development Department. The school has been fully engaged with the design process, and a public presentation has taken place. The Strategic Design Alliance has been engaged to design the proposed scheme, which will be subject to a competitive tendering exercise. The full scheme has received approval of the Capital Projects Board and funding has been set aside from the Capital Programme.

5 Programme

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

Tenders out:	November 2006
Tenders in	December 2006
Start on Site	March 2007
Practical Completion	October 2007

6 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.

7 Legal and Resource Implications

7.04 Scheme Design Estimate;

Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the fourth quarter of 2006 as the base date for the cost estimate.

7.05 The estimated construction cost of the project is £817,950, which equates to £1,603 per m². Design fees and associated planning and building regulation costs are estimated at £122,050. This report seeks approval to expend these amounts.

8 Capital Funding and Cash Flow

8.04

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)	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	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)	818.0		81.8	715.7	20.5		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	104.8		51.7	53.1			
OTHER COSTS (7)	17.2		17.2				
TOTALS	940.0	0.0	150.7	768.8	20.5	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
Section 106	359.0		150.7	208.3			
Modernisation Primary SCE R (12043)	570.0			560.5	9.5		
Modernisation Primary SCE R (12046)	11.0				11.0		
Total Funding	940.0	0.0	150.7	768.8	20.5	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 12050/000/000
Title : Thorpe Primary New Hall & Classrooms

The scheme will be funded as follows; Section 106 contributions £359,000, Modernisation Primary SCE R, capital scheme 12043 £570,000, Modernisation Primary SCE R, capital scheme 12046 £11,000.

8.05 Revenue Effects

It is not anticipated that there will be any revenue effects arising from this scheme.

8.06 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 Recommendations

9.04 The Executive Board is requested to:

- a) Approve the design proposals for Phase One of works in respect of the scheme to provide a new hall and additional teaching accommodation, together with internal remodeling at Thorpe Primary School;
- b) Authorise expenditure of £940,000 from capital scheme 12050/PH1/000.