

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 24 January 2007

Subject: Great Preston C/E Primary School

Executive Summary

1. Purpose

This report seeks approval to proceed with the proposed scheme to provide Phase 2 of works at Great Preston C of E Primary School to amalgamate the school onto one site. Approval will also be sought to incur the necessary capital expenditure.

2. Main Issues and Options

Education Leeds on behalf of Leeds City Council is undertaking a review of primary provision across the city, with the aim of reducing surplus places in schools with more than 25% surplus places. As a consequence of the ongoing review, Great and Little Preston C of E Infant School together with Great and Little Preston Junior School closed at the end of August 2005. With effect from the 1st September, the two closing school amalgamated as Great Preston C of E (Voluntary Controlled) Primary School. The new school is currently operating on a split site basis from the existing infant and junior school sites until consolidation on the junior site is eventually delivered.

Full consolidation onto the existing Junior site cannot be accomplished until a programme of works can be delivered to upgrade, modernise and extend the current Junior building. Phase 1 of these works was completed in April 2006, and delivered a new kitchen, enlarged staffroom and library and improved circulation areas throughout the school.

This report seeks approval to proceed with Phase 2 of works, which will provide additional accommodation through the provision of a major extension. The extension will deliver 375m² of new build onto the existing school. It will provide Key Stage 1 accommodation comprising 2 new classrooms, a reception unit, together with associated additional storage, toileting and cloakroom facilities. It will also provide a new pre –school unit with associated storage, office, kitchen, laundry and toileting. The budget for these Phase 2 works is £900,000.

3. Recommendations

Members of the Executive Board are requested to:

- a) approve the design proposals in respect of Phase 2 of works to amalgamate Great Preston C of E Primary School onto one site;
- b) give approval to incur expenditure of £900,000 in respect of the above scheme from capital scheme number 13053/000/000..

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 24 January 2007

Subject: Design & Cost Report

Scheme Title GREAT PRESTON C of E PRIMARY SCHOOL – PHASE 2 OF WORKS TO CONSOLIDATE SCHOOL ONTO ONE SITE – MAJOR EXTENSION
Capital Scheme Number 13053/000/000

Electoral Wards Affected:
 Garforth & Swillington

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 Phase 2 of works to amalgamate Great Preston C of E Primary School onto one site;
- c) Seek approval to incur expenditure of £900,000 in respect of the above scheme from capital scheme number 13053/000/000.

2.00 Background Information

2.01 Education Leeds, on behalf of Leeds City Council is undertaking a review of primary provision across the city, with the aim of reducing surplus places in schools with more than 25% surplus places. As a consequence of the ongoing review, Great and Little Preston C of E Infant School together with Great and Little Preston Junior School closed at the end of August 2005. With effect from the 1st September, the two closing school amalgamated as Great Preston C of E (Voluntary Controlled) Primary School.

2.02 The new school is currently operating on a split site basis from the existing infant and junior school sites until consolidation on the junior site is eventually delivered. Full consolidation onto the existing Junior site cannot be accomplished until a programme

of works can be delivered to upgrade, modernise and extend the current Junior building.

- 2.03 The first phase of works, the subject of a report to the Director of Corporate Services in September 2005, completed in April 2006. This addressed acknowledged Suitability issues concerning inadequate staff and administration areas, and the lack of a dedicated library facility. Major remodelling within the current building provided an enlarged staffroom and library, and improved circulation areas throughout the school. In addition, a new extension provided a purpose built kitchen facility, capable of catering for a fully populated primary school. Phase 1 also addressed condition issues including the stripping and re-covering of an extensive roof area above the Head teacher's office and reception area due to severe deterioration of this part of the roof.
- 2.04 Phase 2 works: The Phase 2 work will extend the existing former Junior school building and provide new reception and infant's accommodation which will enable the school to be amalgamated onto one site. The delivery of this work will not only consolidate and improve the teaching accommodation but it will also greatly assist in the day to day management of the school through the 2 existing school buildings being brought together. The already enlarged and improved staffroom and infrastructure delivered through the Phase 1 project will directly link into the Phase 2 facilities and provide for modern day quality accommodation which will lend itself to support both the curriculum delivery and the extended schools agenda.
- 2.05 The new build proposed under Phase 2 will also provide a pre – school unit with ancillary features which will give a base for an integrated early years facility. The Early Years and Child Care Partnership have been fully consulted and have provided £200,000 of funding from their Extended Schools capital budget.
- 2.06 The completion of Phase 2 will enable both sites to be physically brought together, allowing the Infant building, currently owned by the Diocese of Ripon and Leeds to be declared surplus and sold. The Council is currently in negotiation with the Diocese to allow the full capital receipt from this site to be invested in the final phase of works at this school. Phase 3 will involve the modernisation and refurbishment of the existing 1930's block on the Junior site, to address any outstanding condition and suitability issues at the school. These works will be the subject of a future report.

3.00 Design Proposals / Scheme Description

3.01 The project provides 375m² of new build and comprises the following schedule:

Year 1 Class Room and storage	61.5 m ²
Year 2 Class Room and storage	61.5 m ²
Combined toilets / cloakroom	27 m ²
Reception Unit including storage and toilets	78 m ²
Pre School Unit and storage	69.4 m ²
Office	7.4 m ²
Kitchen / Laundry	8.1 m ²
Disabled WC / Changing	3.74 m ²
Plant Room	11 m ²

of traditional construction, the extension wraps around the existing main 1930's block. Key elements of the design include:

Roof an extensive green roof system using low maintenance planting to encourage ecological benefits as well as improving the thermal performance of the building it provides

- Control of rainwater
- Energy conservation
- Air quality improvement
- Noise reduction
- Use of recycled materials
- Cost effective

Cladding an external wall insulation system on a timber frame to fulfill the requirement for thermal and sound insulation with a decorative finish that minimizes future maintenance. The system provides:

- Thermal efficiency
- Breathability
- No loss of internal space
- Quicker construction process
- Reduced or eliminated scaffold time
- Weather proof
- Non combustible
- Extended manufacturers warranty

Key sustainability features of the project include:

- Building depth balances heat loss and natural day light
- Maximises natural daylight and control of glare
- Low- e glass with integral blinds
- Thermal mass increased where appropriate
- Reduced solvents and high VOC paints where possible
- Forest Stewardship Council guidelines followed for timber products
- Wall and roof U value 0.16
- Green roof
- Energy efficient mechanical plant
- Replacement of existing boilers with new gas fired boilers

3.01.1.1 The Strategic Design Alliance has been appointed to design and manage the project. A two stage tendering process is being used to design and implement the scheme. Professional fees are estimated in the sum of £107,000. A provision of £5,000 has been included in the scheme estimate for Planning and Building Regulation approvals, and £10,600 for other fees including internal charges from Client Services Unit.

4.00 Consultations

4.01 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.

5.00 Programme

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

Tenders out:	20 April 2007
Tenders in	16 May 2007
Start on Site	16 July 2007
Practical Completion	14 March 2008

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.
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.

7.00 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 the second quarter of 2007 as the base date for the cost estimate.

7.02 The estimated construction cost of the project is £787,500, which equates to £2,100 per m². Design fees and associated planning and building regulation costs are estimated at £107,737. This report seeks approval to expend these amounts.

8.00 Capital Funding and Cash Flow

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)	598.4			583.4	15.0		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	90.5		50.0	39.3	1.2		
OTHER COSTS (7)	11.1		2.0	9.1			
TOTALS	700.0	0.0	52.0	631.8	16.2	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
New Pupil Places Sce (R) (1247)	700.0			683.8	16.2		
Early Years Extended Schools Capital	200.0		52.0	148.0			
Total Funding	900.0	0.0	52.0	831.8	16.2	0.0	0.0
Balance / Shortfall =	200.0	0.0	0.0	200.0	0.0	0.0	0.0

Parent Scheme Number : 13053/000/000
Title : Great Preston Primary Phase 2

The scheme will be funded as follows; New Pupil Places (1247) £700.0, Early Years Extended Schools Capital Funding £200.0.

9.00 Revenue Effects

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

10.00 Risk Assessments

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

11.00 Recommendations

11.01 The Executive Board is requested to:

- a) approve the design proposals in respect of Phase 2 of works to amalgamate Great Preston C of E Primary School onto one site;
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