

Report of The Director of Children's Services

Report to The Executive Board

Date : 12 October 2011

Design & Cost Report

**Subject: ROUNDHAY HIGH SCHOOL TECHNOLOGY AND LANGUAGE COLLEGE :
PRIMARY ACCOMMODATION**

Capital Scheme Number: 15822/ROU/000

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| Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Roundhay | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Summary of main issues

1. This report details the design and cost proposals to provide additional primary school accommodation as part of an all-through school development for Roundhay School Technology & Language College. The scheme forms part of the Basic Need programme which commenced in 2010 to provide additional primary school places in response to the increasing pre-school population and further projected growth.
2. An increase in demand for Reception age school places within the vicinity of Roundhay High School Technology & Language College has resulted in the need to provide additional accommodation capacity. This is as a result of an increase in the pre-school population together with further projected growth, and a site situated off Elmete Lane has been identified as the most suitable location for the additional provision. An option to provide a through-school development will provide the most manageable solution that is achievable within existing resources. It is proposed to deliver a scheme of new build modular construction to accommodate Reception and primary school age pupils on the Elmete Lane site, as this construction method has proved to provide a high level of value for money as part of ongoing Leeds' Primary Schools Basic Need programme. This construction method continues the highly successful programme of new build provision that the authority has delivered during 2010 and 2011. On 18th May 2011 the Executive Board approved the publication of a statutory notice to change the age range of Roundhay School and Technology College to 4-18, with a Reception admission limit of 60, and to use land off Elmete Lane (the site of the former Braim Wood School) for the Primary provision; on 8 September 2011, following a consultation period, the Executive Board formally approved the proposals to change the age range of the school and to use

the land identified off Elmete Lane for the Primary provision. The purpose of this new report is to seek approval to the design and cost proposals in relation to the additional accommodation requirements.

Recommendations

3. Members of the Executive Board are requested to:
 - a) Approve the capital proposals outlined for additional primary school age accommodation as part of an all-through school development for Roundhay School Technology & Language College;
 - b) authorise programme expenditure of £4,430,200 from capital scheme number 15822/ROU/000.

1.0 Purpose of this Report

- 1.1 The purpose of this report is to:
 - a) Approve the capital proposals outlined for additional primary school age accommodation as part of an all-through school development for Roundhay School Technology & Language College;
 - b) authorise programme expenditure of £4,430,200 from capital scheme number 15822/ROU/000.

2.0 Background Information

- 2.1 On 8 September 2011 the Executive Board approved the proposal to change the age range of Roundhay School and provide primary school places on the Braim Wood site; this is in response to the increasing pre-school population and further projected growth. The 2012 programme continues the Basic Need programme that commenced in 2010 to provide additional school accommodation throughout the city. An increase in demand for Reception age school places within the vicinity of Roundhay High School Technology & Language College has led to the need to provide additional accommodation capacity. This is as a result of an increase in the pre-school population together with further projected growth, and a site situated off Elmete Lane (the site of the former Braim Wood School) has been identified as the most suitable location. An option to provide a through-school development will provide the most manageable solution that is achievable within existing resources. Following completion of the proposed scheme, Roundhay High School Technology & Language College will have the facilities to deliver education on a through-school basis for pupils and students within the 4-18 age range.
- 2.2 As in the 2010 and 2011 programme these proposals will be developed and delivered using a Framework contract set up by the City Council to design and build using the principles of modular, off-site construction. Modular construction was selected as it provides a modern, high quality, sustainable solution and minimises disruption to existing schools through off-site construction. Projects delivered in 2010 and 2011 have been assessed as being very successful in terms of the finished product. The use of modular construction has been identified as the most appropriate method of delivery for the primary accommodation required for Roundhay School. The purpose of this report is to seek approval to the proposed design solution for this scheme, and to seek authority to incur the associated capital expenditure at detailed scheme level. Approval of the report will enable or contractors to be engaged through the final design process to deliver on site in readiness for September 2012.

3.0 Main Issues / Design Proposals / Scheme Description

- 3.1.1 The school's change of status to an all-through school will allow two forms of entry at Reception level to be accommodated on the Braim Wood site for September 2012 with the full 2FE Primary School growing year on year until it reaches its final capacity of 420 places. The attached appendix provide a view of the site plan of the proposed development.
- 3.1.2 The proposed modular building located on the Braim Wood site will provide all spaces required for a 2FE Primary School. The new school will be delivered via the City Council's Framework Contract for the Design, Manufacture and Installation of New Factory Assembled Modular Classroom Buildings, at an estimated total cost of £4.430M. The internal accommodation will have a gross floor area of 2,339m², and have all the facilities required for it to operate as primary school. The building will consist of 14 classrooms, a main hall area, toilets, storage, library, practical room, staffroom and administration offices, and circulation areas.
- 3.1.3 As a new school, the external areas must provide for the curriculum needs of the whole school as well as meeting the Planning brief for building within Green Belt / Conservation area and dealing with / making safe the existing remaining structures of the former secondary school. There is therefore a full landscaping scheme incorporating hard play, games courts, playing field and quiet / curriculum spaces, pedestrian access points, car parking, boundary fencing, remedial works to boundary stonework and existing retaining walls to ensure the site is both safe and secure. The site is made up of several plateaus with extensive changes of level giving rise to site restrictions and construction safety issues that require that the external works to be completed in conjunction with the new building.
- 3.1.4 In addition to the main contract works, further works will be required to implement the highways and traffic control works required under planning; at present the extent of the work required is being reviewed, however it is expected that this can be contained within the overall cost estimate. The range of possible improvement safety works being considered are additional guard-rails, bollards at car park entrance, new school zigzags, double yellow lines and speed reduction under Traffic Regulation Order. Other items being considered include perhaps traffic lights on the road junction and/or crossing on Wetherby Road. The estimated cost of all construction and highways related works for the scheme is £4,162,930. Other estimated costs include £10,000 for decant works, and up to £200,000 for additional fixtures, equipment and IT equipment.
- 3.1.5 Design and supervision services will be provided by Jacobs in consultation with the Strategic Design Alliance, at an estimated cost of £57,290.

3.2 Prior Approvals

- 3.2.1 This scheme is a new Capital Scheme and all appropriate support is in place for the scheme to progress.

3.3 Programme

- 3.3.1 The proposed strategic programme for delivery of the schemes is as follows;

Start on site 16 / 01 / 2012
Completion 16 / 08 / 2012

4.0 Corporate Considerations

4.1 Consultation and Engagement

Parent Scheme Number: 15822/000/000
Title: Basic Need - Primary Expansions 2012

4.5.3 This scheme will be fully funded from 2011/12 Basic Need Grant.

4.6 Revenue Effects

4.6.1 Any revenue implications that may arise from this report will be managed within the school budget share.

4.7 Legal Implications, Access to Information and Call In

4.7.1 This decision is a Key Decision and will be subject to Call In.

4.7.2 The Council's Executive Board has the authority to make this decision under powers granted under Part 3 of the Council's Constitution.

4.8 Risk Assessments

4.8.1 Operational risks will be addressed through existing Project Management processes including Risk Logs, Highlight Reports and face to face meetings, supplemented by continual liaison with the school.

5.0 Recommendations

5.1 The Executive Board is requested to:

- a) Approve the capital proposals outlined for additional primary school age accommodation as part of an all-through school development for Roundhay School Technology & Language College;
- b) authorise programme expenditure of £4,430,200 from capital scheme number 15822/ROU/000.

6.0 Background Papers

6.1.1 The background papers referred to in this report are:

- a) Executive Board Report May 2011
- b) Executive Board Report September 2011
- c) Appendix 1 - site plan