

Report of The Director of Children's Services

Report to Executive Board

Date: 12 October 2011

Design & Cost Report

Subject: CARR MANOR HIGH SCHOOL: PRIMARY ACCOMMODATION

Capital Scheme Number: 15822/CAM/000

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 Carr Manor High School. 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 Carr Manor High School 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 an area within the existing Carr Manor High School site 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 existing school 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 27th July 2011 the Executive Board approved the proposals to change the age range of Carr Manor High School from 11-18 to 4-18, with a Reception admission limit of 30, and with land next to the existing school 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.

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 Carr Manor High School;
 - b) authorise programme expenditure of £2,574,130 from capital scheme number 15822/CAM/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 Carr Manor High School;
- b) authorise programme expenditure of £2,574,130 from capital scheme number 15822/CAM/000.

2.0 Background Information

2.1 On 27th July 2011 the Executive Board approved the proposals to change the age range of Carr Manor High School from 11-18 to 4-18, with a Reception admission limit of 30, and with land next to the existing school for the Primary provision. The programme to deliver schemes in 2012 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 Carr Manor High School 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 an area within the existing Carr Manor High School site 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. Following completion of the proposed scheme, Carr Manor School 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 on the site of Carr Manor High 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 identified site is to be redeveloped to provide a 1FE primary school in accordance with Building Bulletin 99 and the LCC Primary School Accommodation Guidance

document. The guidance document is generic and whilst contains key briefing information, modifications / alterations will be incorporated during detailed design based on the specific needs of this scheme and any identified constraints. The attached appendices provide views of the site plan, the floor plan of the planned new building, and proposed building elevations.

- 3.1.2 The site is to be redeveloped to provide access roads, paths, hard play areas, soft play areas, sports pitch and habitat areas. The sports pitch and habitat areas will be formed on the protected land. The building will provide 7No class rooms, 1No design technology, 1No large hall, library, group rooms, office space, toilets circulation and kitchen / plant / sprinkler tank areas, to meet LCC High Access an additional space of 12m² to provide a Care Suite is also to be included. The building will be of modular design to the Children's Services framework specification. New services will be provided to the site including power, drainage and communications. In addition, a communications link to the existing high school will be provided for ICT and telephone. A footpath access will be provided between the existing high school and the new Primary element of the school. None of the above construction works are proposed to cross the protected playing pitch area except for any essential services that can not be diverted.
- 3.1.3 In addition to the main contract works, further works will be required to implement the highways and traffic control works required under planning; these may include traffic calming and widening of footpaths. The estimated cost of all construction and highways related works for the scheme is £4,162,930. Other estimated costs include £5,000 for decant works, and up to £100,000 for additional fixtures, equipment and IT equipment.
- 3.1.4 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 scheme is as follows;

December 2011:	Start on site.
January to April 2012:	Site works and off site fabrication of building modules.
April 2012:	Installation of building modules.
April to July 2012:	Site fit out and finalisation of site works.
July 2012:	Handover.
July to September 2012:	School mobilisation and setup.

4.0 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 All proposed works have been the subject of consultations with Children's Services Officers, the school and the governing body.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

4.3 Council Policies and City Priorities

4.3.1 The proposed scheme will fulfil the local authority's statutory responsibility to provide sufficient school places in relation to this area of the city. These works will also contribute towards the modernisation of school buildings within the city thereby helping to raise standards and increase the level of educational attainment amongst school pupils

4.4 Resources and value for money

4.4.1 Works will be procured in accordance with the Council's Contract Procedure Rules. Scheme costs will be funded from capital grant.

4.5 Scheme Design Estimate

4.5.1 The design and construction of these works is estimated to comprise construction costs in the sum of £2,392,840, equipment costs of £100,000, professional fees of £57,290, planning costs of £8,000, building regulations £6,000, surveys £5,000, and decant costs of £5,000.

4.5.2 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2011 £000's	FORECAST			
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 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

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2011 £000's	FORECAST			
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	2392.8		725.8	1607.0	60.0	
FURN & EQPT (5)	100.0			50.0	50.0	
DESIGN FEES (6)	57.3		45.3	10.0	2.0	
OTHER COSTS (7)	24.0		8.0	16.0		
TOTALS	2574.1	0.0	779.1	1683.0	112.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2011 £000's	FORECAST			
			2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 on £000's
Basic Need SCE C	2574.1		779.1	1683.0	112.0	
Total Funding	2574.1	0.0	779.1	1683.0	112.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

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

5.01 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 Carr Manor High School;
- b) authorise programme expenditure of £2,574,130 from capital scheme number 15822/CAM/000.

6.0 Background Papers

6.01 The background papers referred to in this report are:

- a) Executive Board Report July 2011
- b) Appendix 1 - Site plan, proposed floor plan and elevations of new building