

Report of the Director of Children’s Services

Report to Executive Board

Date: 19 June 2013

Subject: Design & Cost Report for Allerton Church of England Primary and Beeston Primary (Phase 2) Basic Need Projects: New build accommodation to facilitate school expansion



Capital Scheme Number: 16505/ALP & 16505/BEE/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Alwoodley, Beeston & Holbeck	<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. The purpose of this report is to:
 - 1.1 Seek approval to incur capital expenditure of £829,600 and to request authority to tender for the construction of additional accommodation at Beeston Primary School.
 - 1.2 Seek approval to incur capital expenditure of £550,700 and to request authority to tender for the construction of additional accommodation at Allerton Church of England Primary School.
2. It was necessary to increase the admission limit at both schools due to the rapidly increasing birth rate in Leeds. Both schools will be expanded under the Basic Need Programme, which aims to ensure the Council meets its statutory duty to provide a school place for every child in the city.
3. The projects will be delivered by Children’s Services in partnership with NPS Leeds.

Recommendations

1. The Executive Board is asked to:

- 1.1. Authorise expenditure of £829,600 from capital scheme number 16505/BEE/000 and approve authority to tender for the construction of a new two storey extension at Beeston Primary.
- 1.2. Authorise expenditure of £550,700 from capital scheme number 16505/ALP and approve authority to tender for the construction of a single storey, two classroom extension at Allerton CofE Primary.

1 Purpose of this report

- 1.1 The purpose of this report is to:
 - 1.1.1 Provide background information and detail to Executive Board and to seek authority to spend £829,600 and authority to tender work to provide additional teaching spaces at Beeston Primary School.
 - 1.1.2 Provide background information and detail to Executive Board and to seek authority to spend £550,700 and authority to tender work to provide additional accommodation at Allerton CofE Primary School.

2 Background information

- 2.1 The Basic Need programme represents the Council's response to the demographic growth pressures in primary school provision. The rapidly increasing birth rate in Leeds has required Leeds City Council to approve over 900 new reception places since 2009 in order that it fulfils its statutory duty to ensure sufficiency of school places.
- 2.2 The scale of the response cannot be met through the existing estate; therefore the expansion of existing schools or the creation of new schools has been required in many instances. Under the Education and Inspections Act 2006, these changes all constitute prescribed alterations, and each requires a statutory process to confirm the change and make it permanent. Capital school building solutions to the demographic need are managed via Children's Services Basic Need Programme.
- 2.3 The proposals for Beeston Primary and Allerton CofE Primary form part of the ongoing work to address capacity and sufficiency across all of Children's Services, which includes provision for primary and secondary school places, early years, as well as specialist provision. These proposals form part of the Council's Basic Need Programme that embeds the 'one council' approach that has achieved shared ownership of proposed solutions.

2.4 Beeston Primary

- 2.4.1 In October 2009 the Council's Executive Board considered a report requesting permission to consult on a proposal to expand Beeston Primary School from 420 to 630 places, by increasing the admission number from 60 to 90 with effect from September 2010. Final approval to proceed with the admission increase was given by Executive Board in April 2010.

- 2.4.2 The school increased the Reception intake to 90 from September 2010 and by September 2014 they will have reached their full capacity of 630 pupils.
- 2.4.3 The school building was extended in 2010 to accommodate the initial increased admission number. It was planned at that time that the capital building project would be phased to confirm take up of the additional places and to ensure value for money in procurement and construction.
- 2.4.4 An additional two teaching spaces are required for September 2013. The project has been split into phases to ensure the required accommodation for September 2013 is in place and a separate DCR requesting approval for Phase1 – a scheme of internal remodelling (capital scheme number 16505/BEE/PH1 - £432,600) was approved on 9th May 2013.
- 2.4.5 Norfolk Property Services (NPS) Leeds Ltd. has been commissioned to design and deliver the required accommodation.

2.5 Allerton CofE Primary

- 2.5.1 In April 2010 the Council's Executive Board considered and approved a report requesting an increase in the admission limit at Allerton CofE Primary from 45 to 60 for implementation in the 2011 admission round. This admission increase was proposed as part of the 'Annual Consultation on Admission Arrangements for September 2011'.
- 2.5.2 In 2011 additional accommodation was not required to facilitate the increased admission number. It was planned that the capital building project would be delivered in line with pupil numbers rising in order to ensure value for money.
- 2.5.3 An additional two teaching spaces will be required from September 2013. The building programme to deliver these spaces will complete in February 2014. The school will continue to use an existing teaching space to accommodate the additional pupils until the scheme is complete.
- 2.5.4 NPS Leeds has been commissioned to design and deliver the required accommodation.

3 Main issues

Design Proposals and Full Scheme Description

3.1 Beeston Primary Phase 2

- 3.1.1 The proposed Beeston Phase 2 works include:
- construction of a two storey extension adjacent to existing hall to provide an additional two teaching spaces and a staff room;
 - refurbishment of pupil and staff toilet accommodation alongside the construction of a new Care Suite, Disabled WC and a staff shower;

- provision of a new pedestrian access route along the southern edge of the perimeter leading to the relocated main entrance/reception, and widening of the main entrance gate to the KS1 area of the school; and
- fire stopping works.

3.1.2 The estimated scheme cost is £829,600 including design costs. These costs have been provided by NPS Leeds Ltd.

3.1.3 Planning approval is expected in July with the project expected to start on site in September and complete for September 2014, to allow the school to move into the new areas for the start of the academic year.

3.1.4 Dialogue with planning and highways has been undertaken at the pre-application stage and will continue throughout the planning approval process.

3.2 Allerton CofE Primary

3.2.1 The proposed works at Allerton CofE Primary include:

3.2.1.1 construction of a single storey two classroom block, with toilet and cloak facilities, adjacent to the main building at the rear of the site

3.2.2 The estimated scheme cost is £550,700 including design costs. These building costs have been provided by NPS Leeds Ltd.

3.2.3 It is anticipated that planning approval will be granted 31st May 2013 and that works will begin on site in September 2013 and complete in February 2014 to allow the school to move into the new accommodation during the half term holiday.

3.3 Programme

3.3.1 The following table contains the key milestone dates to be achieved for the Beeston and Allerton CofE schemes:

Milestone	Date	
	Beeston	Allerton CofE
Tender Out	01.07.13	01.07.13
Tender Return	29.07.13	29.07.13
Tender Acceptance	19.08.13	16.08.13
Lead-in/Mobilisation	02.09.13	02.09.13
Start on site	16.09.13	24.09.13
Occupation by school	01.09.14	25.02.14

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The proposed scheme and associated work at Beeston Primary has been the subject of consultation with Children's Services officers and school representatives. The statutory consultation for the increase in admission limit, which included Ward

members for Beeston and Holbeck, was carried out from 2nd November 2009 to 11th December 2009.

- 4.1.2 Children's Services is committed to briefing Councillors at key stages throughout the school building project. Ward member briefings were held to discuss the Beeston scheme on 18th January 2013 and 15th April 2013.
- 4.1.3 Informal consultation meetings were held in the 2009 autumn term as part of the consultation on admission arrangements with regard to the admission increase at Allerton CofE Primary. Supportive responses were received from Allerton CofE Primary head teacher and Governing Body and from the Bradford and Ripon & Leeds Diocesan Education Team. The increase in admission was not subject to Statutory Consultation due to the net capacity increase being less than 25%.
- 4.1.4 A written briefing note was issued to ward members detailing the Allerton CofE scheme in April 2013.
- 4.1.5 The proposed building schemes have been agreed in consultation with Children's Services Officers and school representatives. All detailed project communication is being managed via individual formal project communication plans.
- 4.1.6 A number of meetings have taken place, including a meeting with Ward Members, to discuss highways concerns in the area. As a result of these meetings Children's Services and Highways have agreed to work together to investigate if any further work can be done to alleviate the existing traffic issues in the area.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 The recommendations within this report do 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. An EDCI Screening Assessment has been carried out for each of the schemes. (Appendix A & B). The screening documents have been sent to the Equality Team to be approved and held on file.

4.3 Council policies and City Priorities

- 4.3.1 The schemes will be delivered as part of the Council's Basic Need Programme, in order to fulfil the local authority's statutory responsibility to provide sufficient school places in relation to these areas of the city.

4.4 Resources and value for money

4.4.1 Full scheme estimate

- 4.4.1.1 The cost of the additional accommodation required at Beeston Primary School is £829,600 and at Allerton Cof E primary the cost is £550,700. These costs are inclusive of contingency and fees. Both schemes have achieved design freeze and priced risk registers are included within the requisite project management paperwork. This costs for Beeston Primary will be met through capital scheme number 16505/BEE/000 and the costs for Allerton CofE Primary will be met through 16505/ALP. Both schemes form part of the Basic Need programme.

4.4.1.2 Costs have been provided by the Council's JVC Partner NPS Leeds Ltd.

4.4.2 Capital Funding and Cash Flow

4.4.2.1 Beeston Primary Phase 2 – 16505/BEE/000

Funding Approval :	Capital Section Reference Number :-		X0015				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	393.6			383.8	9.8		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	39.0			39.0			
OTHER COSTS (7)	0.0						
TOTALS	432.6	0.0	0.0	422.8	9.8	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	667.1			652.7	14.4		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	6.3		6.3				
OTHER COSTS (7)	156.2		49.8	102.3	4.1		
TOTALS	829.6	0.0	56.1	755.0	18.5	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LCC Supported Borrowing	56.1		56.1				
Basic Need Grant	1206.1			1177.8	28.3		
Total Funding	1262.2	0.0	56.1	1177.8	28.3	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 16505 000 000
 Title : Basic Need 2013-14

Revenue Effects: Any additional revenue implications that may arise from these projects will be managed within the relevant school budget.

4.4.2.2 Allerton CofE Primary – 16505/ALP

Funding Approval :	Capital Section Reference Number :-		X0015				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 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	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	427.0			418.1	8.9		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.8		0.8				
OTHER COSTS (7)	122.9		7.8	112.8	2.3		
TOTALS	550.7	0.0	8.6	530.9	11.2	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
Basic Need Grant	550.7		8.6	530.9	11.2		
Total Funding	550.7	0.0	8.6	530.9	11.2	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 16505 000 000

Title : Basic Need 2013-14

Revenue Effects: Any additional revenue implications that may arise from these project will be managed within the relevant school budget.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The decisions taken in respect of this report are eligible for Call in.

4.6 Risk Management

4.6.1 Risk is being managed through the application of best practice Project Management tools and techniques utilising experienced Project Management resource in Children's Services, Built Environment. The allocated Project Manager for each scheme is responsible for managing and maintaining the project Risk Log, reporting on risk and escalating where appropriate to the relevant Project Board via regular Highlight Reporting.

5 Conclusions

5.1 As a result of the increased intake of pupils at Beeston Primary School since September 2010 and at Allerton CofE Primary School since September 2011, additional accommodation is required to provide sufficient capacity on each site as the schools fill to 630 and 420 pupils respectively.

5.2 The projects to deliver additional accommodation at Beeston Primary School and Allerton CofE Primary have been managed by Children's Services in partnership with NPS Leeds and other key stakeholders. The cost of the accommodation at Beeston will be met through capital scheme 16505/BEE/000 to the value of £829,600, with the costs at Allerton Church of England Primary being met through capital scheme 16505/ALP to the value of £550,700.

6 Recommendations

6.1 Executive Board is asked to:

6.1.1 Authorise expenditure of £829,600 from capital scheme number 16505/BEE/000 (and approve authority to tender) for the construction of additional accommodation at Beeston Primary School.

6.1.2 Authorise expenditure of £550,700 from capital scheme number 16505/ALP (and approve authority to tender) for the construction of additional accommodation at Allerton CofE Primary School.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.