



Report of the Director of Children and Families

Report to Executive Board

Date: 24th July 2019

Subject: Design & Cost for the Learning Places expansion of Beeston Hill St Lukes C of E Primary School



Are specific electoral wards affected? If yes, name(s) of ward(s): Beeston and Holbeck	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has consultation been carried out?	<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
Will the decision be open 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

1. Main issues

- The purpose of this report is to seek approval for capital expenditure of £4,295,000 from capital scheme number 32737/BEE/000, to provide supplementary accommodation necessary to support the increase in the Published Admission Number (PAN) from 45 to 60 pupils with effect from September 2018 (although additional accommodation is not required until September 2020) In addition to this an 8 place Resource Provision for children with Autism will be created. Thus taking the capacity of Beeston Hill St Lukes C of E Primary School from 315 pupils to 420 pupils.
- The works required at Beeston Hill St Lukes C of E Primary School are critical to ensure the Learning Places expansion accommodation is in place for commencement of the 2020/21 academic year. The works detailed within this report cover the full design and construction costs for the expansion at Beeston Hill St Lukes C of E Primary School, inclusive of all professional fees, surveys, services, and all other costs associated with the development that sit outside of the construction contract.
- The project is to be delivered via the Leeds Local Education Partner (LLEP) with Norfolk Property Services Leeds (NPS) providing design and architectural services. The project is to be delivered by City Development's Projects & Programme's Team

on behalf of Childrens & Families. Contract and Legal support is to be provided via Procurement & Commercial Service who will support the drafting of construction contract in conjunction with the LLEP and our independent technical advisors.

- The construction elements of the project at Beeston Hill St Lukes C of E Primary School has been subject to market testing. These returns will be analysed by NPS Leeds on behalf of the Authority, from both a technical and financial perspective. Following this robust analysis the work package returns have been confirmed to adhere to the appropriate technical parameters and to offer 'value for money' to the Authority.
- Planning for Beeston Hill St Lukes C of E Primary School was approved on 20th June 2019. Any pre-commencement conditions will be discharged prior to work starting on-site in consultation with the relevant statutory consultees.
- The works detailed within this report are required to ensure a handover of all the accommodation, necessary to facilitate the 2020/21 academic year intake of pupils. Failure to meet this critical path will result in the need to provide alternative temporary accommodation at Beeston Hill St Lukes C of E Primary School to ensure that sufficient classroom space is available to place the additional pupils on roll. An unknown cost implication will be associated with this based on the length of any delay.

2. Best Council Plan Implications

- This scheme is due to be delivered under the City Council's Learning Places Programme and is required to fulfil the Local Authority's statutory responsibility to provide sufficient school places. In providing places close to where the children live the proposals will improve accessibility of local and desirable school places, and thus reduce any risks of non-attendance.
- This contributes to the 2019/2020 Best Council Plan outcomes for everyone in Leeds to 'Do well at all levels of learning and have the skills they need for life'; 'Be safe and feel safe' and 'Enjoy happy, healthy, active lives'. It also supports the vision in the supporting Children and Young People's Plan 2015-19 to build a child-friendly city with a focus on ensuring all children and young people are safe from harm; do well at all levels of learning and have the skills for life; enjoy healthy lifestyles; have fun growing up; are active citizens who feel they have a voice and influence. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

3. Resource Implications

- The estimated scheme cost is £4,295,000
- A review of costs is underway to identify any possible savings prior to entering into a construction contract.
- The cost will be met through capital scheme number 32737/BEE/000 as part of the Learning Places Programme.

Recommendations

- a) Seek authority to spend on the Learning Places Programme for Beeston Hill St Lukes C of E Primary School at a total value of £4,295,000 as detailed in this report;
- b) Approve the expenditure of £4,295,000 from capital scheme number 32737/BEE/000 for the construction work and associated fees for the expansion of Beeston Hill St Lukes C of E Primary School necessary for occupation from September 2020.
- c) Note the estimated scheme cost is £4,295,000; this includes £3,220,000 for construction works, professional fees and survey costs of £485,000, £75,000 for loose furniture & equipment to support the expansion to 2FE and the setting up of Primary and Secondary SEN provision, £515,000 for supporting costs and a client held contingency commensurate to the scale and complexity of the project.
- d) Note that the officers responsible for implementation are the Head of Service Learning Systems and the Head of Projects and Programmes, Asset Management & Regeneration and authorise them to enter into all other agreements required to deliver this project.

1. Purpose of this report

- 1.1 The purpose of this report is:
- 1.2 To provide background information in respect to the expansion at Beeston Hill St Luke's C of E Primary School.
- 1.3 To seek approval to incur expenditure of £4,295,000 for the proposed project
- 1.4 Contextualise the associated cost and risk implications of the proposed works, both in terms of the construction programme at Beeston Hill St Luke's C of E Primary School and the wider Learning Places programmes implication.

2. Background information

- 2.1 The Learning Places programme represents the Council's response to the demographic growth pressures in school place provision. The increasing birth rate in Leeds has required Leeds City Council to approve an increasing number of new school places since 2009 in order to fulfil its statutory duty. 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. The capital school building solutions to the demographic need is managed via Childrens & Families Learning Places Programme. Project management of schemes arising from this process are delivered by City Development's Projects & Programmes Team.
- 2.2 This proposal has been brought forward to meet the projected demand for primary school places within Beeston and Holbeck, current demographic data suggests that there is a need for additional primary places within the vicinity of Beeston Hill St Lukes C of E Primary School. The proposed works outlined in this report is a response to this demand and will ensure there are sufficient school places available for local children.

- 2.3 A report to Executive Board on 13 December 2017 included the outcome of consultation on the proposal to expand primary provision at Beeston Hill St Luke's CE Primary School from a capacity of 315 pupils to 420 pupils with an increase in the admission number from 45 to 60 with effect from September 2018 (although additional accommodation is not required until September 2020) The consultation also proposed the addition of an 8 place Resource Provision for children with Autism. Executive Board approved the recommendation to publish a Statutory Notice. A report was submitted for final determination and subsequently approved at the Executive Board meeting on 21 March 2018.
- 2.4 In order to deliver the required accommodation in time for commencement of the 2020 academic year a project was instigated utilising the LLEP, as procurement vehicle, and NPS Ltd. (Leeds), as architectural lead. Following a tender exercise, instigated and managed by the LLEP, Henry Boots Construction Ltd were appointed as the principal contractor for the project.
- 2.5 A planning application for the proposed works was validated on the 22nd March 2019 and was approved on 20th June 2019. Prior to submission briefings were held with Ward Members and a public pre-planning consultation session was held at Beeston Hill St Lukes C of E Primary School on 22nd November 2018.
- 2.6 Extensive consultation has taken place with Highways, Planning, Parks and Countryside with respect to new access via Cambrian Terrace and the Council's SEN learning inclusion team with respect to the works relating to the Primary SEN provision.
- 2.7 The proposal Beeston Hill St Luke's C of E Primary School will form part of the on-going work to address capacity and sufficiency of school place provision which includes secondary, primary, early years and specialist provision.
- 2.8 These proposals form part of the Council's Learning Places Programme that embeds the 'One Council' approach in terms of shared ownership of proposed solution across the various departments involved.

3. Main issues

3.1 Design Proposals and Full Scheme Description

- 3.1.1 The works at Beeston Hill St Luke's C of E Primary School, necessary to facilitate the proposed expansion, consists of the following essential components:
- Construction of a two storey standalone building consisting of four classrooms on the first floor along with pupils toilets and an 8 place SEN resource provision, small hall and staff PPA room on the ground floor
 - Remodelling of the existing kitchen to generate efficiencies for delivery of 2FE meal through-put.
 - Remodelling of two classrooms space within the existing school building to ensure they are the sufficient size to accommodate 30 pupils.
 - Remodelling existing courtyard to provide additional space to the main hall

- Remodelling of the existing behavioural support room and pupils toilets to create additional toilet facilities in line with the design guidance.
- Reallocating an existing teaching space and group room in to a specialist arts space and behavioural support.
- Extension of the car park in line with requirements stipulated by Highways Development Control. Inclusion of dedicated SEN drop-off provision and mandatory electronic vehicle charging points at the appropriate ratio.
- Reconfiguration of outdoor play spaces to the meet the requirements for the additional pupil numbers in-line with Sport England guidance.

- 3.1.2 The estimated scheme cost is £4,295,000; this includes £3,220,000 for construction works, professional fees and survey costs of £485,000, £75,000 for loose furniture & equipment to support the expansion to 2FE and the setting up of Primary and Secondary SEN provision, £515,000 for supporting costs and a client held contingency commensurate to the scale and complexity of the project.
- 3.1.3 The construction elements of the project at Beeston Hill St Lukes C of E Primary School has been subject to market testing. These returns will be analysed by NPS Leeds on behalf of the Authority, from both a technical and financial perspective. Following this robust analysis the work package returns have been confirmed to adhere to the appropriate technical parameters and to offer 'value for money' to the Authority.
- 3.1.4 The works detailed within this report have been procured under the Strategic Partnering Agreement (SPA) between the LLEP and Leeds City Council. The associated procurement rules apply to this process has been adhered to. The exclusive supplier arrangements, detailed under CPR 3.1.5, have been invoked in this instance.
- 3.1.5 Following confirmation and acceptance of final contractor's costs a tender acceptance report will be prepared for approval prior to entering into contract. This will take the form of a JCT 2016 contract between LCC and D&B One Co. (the LLEP). Signing of the head contract will be subject to the evidence of the agreed 'step-in' requirements being enacted in all the pass down contracts.
- 3.1.6 As part of the design development process Highways have been commissioned to complete the transport assessment and the associated 'off-site' works required as a consequence of the proposal. At present the following is proposed; Replacement of two speed cushions on Beeston Road, outside the school entrance and replacing them with a raised zebra crossing, Extending the footway build-out on the east side of Beeston Road to protect the proposed zebra crossing from vehicles using the adjacent echelon parking area, No Waiting at any Time on Moorville Grove and Beeston Road and dropped kerbs and tactile paving at various crossing points. Noting that these measures are indicative at present and subject to further analysis by Highways engineering to confirm their suitability.

3.2 Programme

- 3.2.1 The key milestones to achieve the programme are as follows:

- Planning determination - Approved 20th June 2019
- Contract award 6th September 2019
- Mobilisation 21st October 2019
- Start on-site 11th November 2019
- Handover of New building 7th August 2020
- Existing building Refurbishment and external works hand over 1st September 2020

3.2.2 Completion of the works detailed herein is essential to provide the critical accommodation for the expansion at Beeston hill St Lukes C of E Primary School for the next academic year and achieve an occupation in September 2020, wherein the new standalone building must be complete and occupied. This element represents the critical path and the essential accommodation needed.

3.2.3 A planning application for the proposed works was validated on the 22nd March 2019 and is expected to be determined on the 26th June 2019. Prior to submission briefings were held with Ward Members and a public pre-planning consultation session was held at Beeston Hill St Lukes C of E Primary School on 22nd November 2018.

4. Corporate considerations

4.1 Consultation and engagement

4.1.1 A report to Executive Board on 13 December 2017 included the outcome of consultation on the proposal to expand primary provision at Beeston Hill St Luke's CE Primary School from a capacity of 315 pupils to 420 pupils with an increase in the admission number from 45 to 60 with effect from September 2018 (although additional accommodation is not required until September 2020) The consultation also proposed the addition of an 8 place Resource Provision for children with Autism. This recommendation was put forward following a full formal consultation led by the Sufficiency & Participation Team. Further details of this process are provided within the 21st March 2018 Executive Board report appertaining to the expansion of Beeston Hill St Lukes C of E Primary School.

4.1.2 The proposed permanent expansion scheme has been subject to consultation with key stakeholders including Childrens & Families officers, Ward Members and the Executive Member for Children and Families. Consultation has also involved school staff and governors, the local residents and other colleagues within the Council.

4.1.3 Pre-planning consultation has been held with representatives from the Planning Department, Parks and Countryside, and LCC Highways.

4.1.4 A pre-planning consultation session was held at Beeston Hill St Lukes C of E Primary School on the 22nd November 2018, prior to the planning application being submitted. This session was open to the general public, parents, carers, local ward

members and any other interested parties. Comments taken from these events have been addressed, where possible, within the proposals and construction phase plan.

- 4.1.5 Childrens & Families will continue to brief elected members at key stages throughout the project development.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 The recommendations with this report do not have any direct nor specific impact upon any of the groups falling under the remit of the equality legislation and the need to eliminate discrimination and promote equality. A screening document has been prepared to this effect and an independent impact assessment is not required for the approvals requested. The screening document has been sent to the Equality Team to be approved, publishing and held on-file. A copy is included with this report as 'Appendix A'.

4.3 Council policies and the Best Council Plan

- 4.3.1 This scheme is due to be delivered under the City Council's Learning Places Programme and is required to fulfil the Local Authority's statutory responsibility to provide sufficient school places. In providing places close to where the children live the proposals will improve accessibility of local and desirable school places, and thus reduce any risks of non-attendance.

- 4.3.2 This contributes to the 2019/2020 Best Council Plan outcomes for everyone in Leeds to 'Do well at all levels of learning and have the skills they need for life'; 'Be safe and feel safe' and 'Enjoy happy, healthy, active lives'. It also supports the vision in the supporting Children and Young People's Plan 2015-19 to build a child-friendly city with a focus on ensuring all children and young people are safe from harm; do well at all levels of learning and have the skills for life; enjoy healthy lifestyles; have fun growing up; are active citizens who feel they have a voice and influence. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

4.3.3 Climate Emergency

- 4.3.4 The following considerations have been applied to this scheme to support the climate emergency declaration:

- A sustainable approach to the design, construction and production of all new facilities provided, shall deliver a cost-effective and resource-efficient facility that:
 - Optimises passive design measures, including fabric first principles
 - Minimises the use of all resources
 - Reducing the demand for energy and water use during the Works Period and in use
 - Minimises construction waste and CO2 emissions during the Works period
 - Allows opportunities for recycling during the Works Period
- The contractor for the proposed development will need to demonstrate a robust Waste Management Plan, be registered with The Considerate Constructors

Scheme, of which, the main consideration of the scheme falls into three categories: The general public, the workforce and the environment. Contractors will also need to be sympathetic to the Leeds Talent and Skills Plan by seeking to employ local trades where possible thus reducing the impact of extended travel.

- Planning was approved on the 20th June 2019 which requires the following conditions are met :
 - The School's 'Travel Plan' will be considered and a package of measures will be identified in order to mitigate the potential impact on the highway as a result of the development. Leeds City Council's 'Influencing Travel Behaviour Team' will support these measures and seek to ensure safe routes to and from school by promoting walking, cycling and scooting. Progress on these matters will be monitored and support offered where appropriate.
 - To protect and enhance the visual amenity approved plans will need to include a programme of replacement tree planting at a 3:1 ratio.
 - In the interests of promoting sustainable travel opportunities electrical vehicle charging points will be provided as part of the scheme
- The project team will continue to work with the sustainable Energy and air quality team to identify and deliver any further efficiencies.

4.4 Resources, procurement and value for money

4.4.1 The estimated scheme cost is £4,295,000; this includes £3,220,000 for construction works, professional fees and survey costs of £485,000, £75,000 for loose furniture & equipment to support the expansion to 2FE and the setting up of Primary and Secondary SEN provision, £515,000 for supporting costs and a client held contingency commensurate to the scale and complexity of the project.

4.4.2 A review of costs is underway to identify any possible savings prior to entering into a construction contract.

4.4.3 The cost will be met through capital scheme number 32737/BEE/000 as part of the Learning Places Programme.

4.4.4 Capital Funding & Cash Flow

to Spend on this scheme	£000's	2019 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 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 2019 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 On £000's
LAND (1)	0.0					
CONSTRUCTION (3)	3220.0			1000.0	2220.0	
FURN & EQPT (5)	75.0				75.0	
DESIGN FEES (6)	215.1		61.6	67.8	85.7	
OTHER COSTS (7)	784.9		228.5	230.7	325.7	
TOTALS	4295.0	0.0	290.1	1298.5	2706.4	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2017 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 On £000's
	0.0					
Basic Need Grant	3894.9		0.0	1188.5	2706.4	
SEND Grant	400.1		290.1	110.0		
Total Funding	4295.0	0.0	290.1	1298.5	2706.4	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 32737/000/000

Title: Basic Need Expansions 2019/20

4.4.5 Revenue Effects

4.4.6 Any additional revenue consequences that may arise as a result of the project will be managed within the respective school budgets.

4.5 Legal implications, access to information, and call-in

4.5.1 The approval of this report constitutes a 'Key Decision' and as such will be subject to 'Call-In'.

4.5.2 There are no other legal implications or access information issues arising from this report.

4.6 Risk management

4.6.1 Risk is to be managed through the application of 'best practice' project management tools and techniques via the City Council 'PM Lite' methodology. Experienced project management resource has been allocated from within City Development's Projects & Programmes Team. Contractual support is being provided by Procurement & Commercial Service. NPS will be providing technical support.

4.6.2 An Authority held contingency, commensurate with a project of this value, has been included within the approval figure to address any risks that occur during construction. This is to be used at the Authority's discretion and is not accessible by any other party.

- 4.6.3 Further support on risk is to be provided by the independent technical advisors assigned to the project and will be extended to any necessary value engineering requirements. NPS Ltd. (Leeds) have been appointed to undertake this function for the wider project.
- 4.6.4 A risk log has been developed for the scheme and will be updated and maintained throughout the project by the assigned project officer. Escalation of risk will be via the City Development's Head of Projects & Programmes, Asset Management & Re-generation.

5. Conclusions

- 5.1.1 In order to provide the necessary accommodation to implement the formal expansion of Beeston Hill St Lukes C of E Primary School up to two forms of entry per year, it is necessary to undertake the project detailed herein.
- 5.1.2 The delivery of the works at Beeston Hill St Lukes C of E Primary School will be managed by City Development's Projects & Programme's Team on behalf of Childrens & Families in conjunction with the joint venture partners (NPS), the Leeds Local Education Partner (LLEP), the school and other key stakeholders. The principal contractor is Portakabin Ltd.
- 5.1.3 The estimated scheme cost is £4,295,000; this includes £3,220,000 for construction works, professional fees and survey costs of £485,000, £75,000 for loose furniture & equipment to support the expansion to 2FE and the setting up of Primary and Secondary SEN provision, £515,000 for supporting costs and a client held contingency commensurate to the scale and complexity of the project.
- 5.1.4 The requirement to provide additional accommodation at Beeston Hill St Lukes C of E Primary School for the commencement of the 2020/21 academic year has been developed through continued consultation with the appropriate stakeholders.

6. Recommendations

Executive Board is requested to:

1. Seek authority to spend on the Learning Places Programme for Beeston Hill St Lukes C of E Primary School at a total value of £4,295,000 as detailed in this report;
2. Approve the expenditure of £4,295,000 from capital scheme number 32737/BEE/000 for the construction work and associated fees for the expansion of Beeston Hill St Lukes C of E Primary School necessary for occupation from September 2020.
3. Note the estimated scheme cost is £4,295,000; this includes £3,220,000 for construction works, professional fees and survey costs of £485,000, £75,000 for loose furniture & equipment to support the expansion to 2FE and the setting up of Primary and Secondary SEN provision, £515,000 for supporting

costs and a client held contingency commensurate to the scale and complexity of the project.

4. Note that the officers responsible for implementation are the Head of Service Learning Systems and the Head of Projects and Programmes, Asset Management & Regeneration and authorise them to enter into all other agreements required to deliver this project.

7. Background documents¹

7.1 None.

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