

Contract award associated with expansion of Resource Provision at John Smeaton Academy

Date: 15 November 2024

Report of: Head of Station Development & Projects & Programmes

Report to: Assets & Access Team Lead

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

Children's & Families has a statutory duty to ensure every child has a school place and a need for additional resource provision has been identified in the area The John Smeaton Academy is located in. The proposal is to expand the existing provision from 20 to 40 places.

The purpose of this report is to approve the appointment of Portakabin Ltd through a direct award procedure from the CCS Offsite Construction Solutions framework and enter into a JCT Design and Build contract to deliver a new modular building at John Smeaton Academy.

Recommendations

The Assets & Access Lead is recommended to:

- a) Approve the appointment of Portakabin Ltd through a direct award procedure from the Crown Commercial Service Offsite Construction Solutions framework to deliver a new modular building at John Smeaton Academy for September 2025.
- b) Note that the main scheme Design & Cost Report seeking authority to spend will be submitted early next year once we have a final price from Portakabin Ltd. A key decision form has been submitted separate to this report outlining an overall project budget of £1.8m inclusive of construction, fees, planning requirements and contingency.
- c) Note the programme dates in section 8 of the report.
- d) Note the responsible officer for implementation is the Head of Station Development and Projects and Programmes.

What is this report about?

- 1 There is a shortfall of resource provision places across the city, one area of need being where John Smeaton Academy is situated. Therefore, following discussions with Gorse Academies Children's & Families have decided to increase the existing resource provision "Horizons" from 20 to 40 places. It will initially expand to 30 places in 2025 and gradually increase to 40 once all the building works have been completed.
- 2 A capital building project will be required to support the expansion and a feasibility study has already been carried out in conjunction with Norfolk Property Services (NPS) and Gorse Academies to assess the accommodation requirements to allow an increase to 40 places.
- 3 The resource provision will expand into the music department teaching spaces which is located adjacent to Horizons. Music will then move into the PE accommodation to sit with the Drama faculty and a new modular building will be delivered to re-provide the necessary facilities for PE.
- 4 John Smeaton Academy is a PFI school therefore the internal remodelling and refurbishment works associated with the expansion of the resource provision and the relocation of the music department will be delivered by Mite who is the Facilities Management (FM) provider for the school. The intention is for NPS to novate over to Mitie at RIBA stages 2-4 to ensure a consistent approach to the design team. The Projects & Programmes Project Manager (PM) will work in conjunction with Mitie and NPS to provide a check and challenge role and to ensure the works are on programme and within the agreed budget.
- 5 The new modular building will be delivered by the Projects & Programmes team in conjunction with NPS and Portakabin Ltd. An initial expression of interest was submitted to the Crown Commercial Service framework contract and Portakabin scored the highest in terms of quality and price. Therefore, this report seeks approval to award the contract to Portakabin so we can move into RIBA stage 2 and detailed design. This will allow Portakabin to finalise their tender sum and enable the design and cost report (DCR) to be submitted seeking full authority to spend early next year once the costs have been verified by NPS as value for money.
- 6 The deed of variation associated with the PFI contract will need to be amended to reflect the works to the main building and the installation of the new modular. This will be done in conjunction with Leeds PFI team. Any decisions that need taking or approval of fees will be included in the main scheme DCR.
- 7 Planning approval will be required for the modular building therefore early conversations will take place with planning to manage expectations from the outset.
- 8 A detailed programme will be submitted at RIBA stage 2 outlining the key dates associated with meeting a targeted handover for the end of August 2025. The modular building works will commence during term time, but the internal remodelling will need to be carried out over the summer period.

What impact will this proposal have?

- 9 It will enable children to attend their local secondary school and access the additional support required, whilst also attending mainstream education.

10 It will allow Children's & Families to meet their statutory duty in ensuring every child has a school place.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 11 The proposal contributes to the Best City Ambition to ensure children in all areas of the city have the best start in life and enjoy a healthy, happy, and friendly childhood.
- 12 A good quality school place also contributes towards the targets within the Children and Young People's Plan including the to improve achievement, attainment, and attendance at school.
- 13 By helping young people prepare for adulthood through education, this supports to the aim of helping everyone benefit from the economy and achieve their potential.

What consultation and engagement has taken place?

Wards affected: Crossgates & Whinmoor

Have ward members been consulted?

Yes

No

- 14 The Executive Member for Children & Families, the Deputy Director for Children's & Families, Assets and Access Team Lead, Gorse Academies, Mitie, Leeds PFI provider, Leeds PFI team and LCC finance have all been briefed on the expansion of the resource provision at John Smeaton Academy.
- 15 Procurement and Commercial Services led on the procurement strategy for this project and the decision to award via a direct call off from CCS framework following an initial expression of interest.
- 16 Ward Members will be consulted during detailed design and in advance of the main scheme DCR being submitted early next year.

What are the resource implications?

- 17 The main scheme DCR will be submitted early next year therefore this report is not seeking authority to spend for the project budget. The decision enables Portakabin to be awarded the contract so we can progress into RIBA stages 2-4 and finalise costs.
- 18 A key decision form has been submitted separate to this report outlining an overall cost of £1.8m inclusive of construction, fees, planning requirements and contingency.

What are the key risks and how are they being managed?

- 19 A joint risk log has been developed with the consultant and contractor to ensure all construction related risks for the project are identified together with the relevant owner of the risk.
- 20 If we don't appointment Portakabin via a direct call off it will not be possible to complete the works for the start of the September 2025/2026 academic year.

What are the legal implications?

- 21 This is a publishable administrative decision and is not subject to call in.
- 22 The deed of variation associated with the PFI contract will need to be amended to reflect the works and any decisions that need to be taken or approvals sought will be included in the main DCR which will be submitted early next year.

Options, timescales and measuring success.

What other options were considered?

- 23 John Smeaton Academy has an existing resource provision and is also located in the area of need where additional places are required, therefore no other options were viable.

How will success be measured?

- 24 Success will be measured through the successful implementation of the procurement strategy, award of contract and successful delivery within the project programme.

What is the timetable and who will be responsible for implementation?

- 25 It is anticipated the contract will be awarded to Portakabin in early December to enable RIBA 2 to commence before the Christmas break.
- 26 The Head of the Station Development and Projects and Programmes is responsible for implementation.

Appendices

- EDCI

Background papers

- None