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**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 14 May 2008

**Subject:** Templenewsam Halton Primary School

## **Executive Summary**

### **1. Purpose**

This report seeks the approval of the Executive Board to access 100% of a proposed capital receipt arising from the sale of the Victorian stone annexe building at Templenewsam Halton Primary School in order to invest in the scheme to extend the main school building. This report also seeks approval to proceed with the works (to extend the Templenewsam Halton School building) and to incur the necessary capital expenditure.

### **2. Main Issues and Options**

Templenewsam Halton Primary School has an admission number of 60 plus a school based nursery. The school is full and there is no likelihood in a reduction in the number of children for the foreseeable future. The school operates in two buildings, main school and a remote grade 2 listed stone annexe which dates back to 1842. This building is structurally sound but does have many defects in terms of general condition and being a remote building has the added complications that a split site brings to a school. The matter of the annexe building has featured in the school's OFSTED inspection when inspectors said, " Although the school tries hard to make best use of the isolated Victorian building to meet Educational demands of the 21<sup>st</sup> century, this listed building has outgrown its use and conditions are unsatisfactory. The annexe presently houses a library, the computer suite for the whole school and two classrooms.

The works which are the subject of this report, will allow the Annexe to be released for sale by providing alternative accommodation through an extension of the main Templenewsam Halton Primary School building, to include a new nursery, two classrooms and a shared atria link. (The existing nursery will then be converted by the school into a new computer suite and resources library.) It is proposed that these works are initially funded from the Education Capital Programme in advance of the capital receipt being realised. This is in line with the existing capital receipts policy where the first call on the future capital receipt will be the reimbursement of agreed costs incurred in re-providing new facilities.

### **3. Recommendations**

Members of the Executive Board are requested to:

- a) Approve the access of 100% of the capital receipt arising from the sale of the Victorian stone annexe building at Templenewsam Halton Primary School;
- b) Approve the design proposals in respect of the scheme to extend the main Templenewsam Halton Primary School building;
- c) Authorise expenditure of £850,000 from capital scheme number 14748/000/000.

**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 14 May 2008

**Subject:** **Design & Cost Report**

**Scheme Title**      **Templenewsam Halton Primary School**

**Capital Scheme Number**      *14748/000/000*

**Electoral Wards Affected:**  
Temple Newsam

**Specific Implications For:**

Equality and Diversity     

Community Cohesion     

Narrowing the Gap     

Eligible for Call In     

Not Eligible for Call In  
(Details contained in the report)     

**1.00 Purpose of this Report**

1.01 The purpose of this report is to:

- a) Seek approval for the access of 100% of the capital receipt arising from the sale of the Victorian stone annexe building at Templenewsam Halton Primary School for investment in the main school building;
- b) Seek approval for the design proposals in respect of the scheme to extend the main school building;
- c) Authorise expenditure of £850,000 from capital scheme number 14748/000/000; and

**2.00 Background Information**

2.01 Templenewsam Halton Primary School has an admission number of 60, plus a school based nursery. The school is full and there is no likelihood of a reduction in the number of children for the foreseeable future.

2.02 The school operates in two buildings, Main School and a remote Grade 2 listed stone annexe which dates back to 1842. This building is structurally sound but does have many defects in terms of general condition and being a remote building has the added complications that a split site brings to a school. The

matter of annexe building has featured in the school's OFSTED inspection when inspectors said, "Although the school tries hard to make best use of the isolated Victorian building to meet demands of the 21<sup>st</sup> century, this listed building has outgrown its use and conditions are unsatisfactory." The annexe presently houses a library, the computer suite for the whole school and two classrooms.

- 2.03 It is proposed that the capital receipt from the sale of the Annexe be accessed to fund extension works to the main building. However, as this will not be realised until after the works have been completed, Education Leeds Capital Projects Board has approved temporarily funding these works from the Education Capital Programme. When the capital receipt is realised, this will be injected into the Education capital programme for reinvestment in the Education estate. Should a surplus of funds arise as a result of the investment requirements of Templenewsam Halton Primary School costing less than the value of the capital receipt, this will be retained by the City Council in accordance with the Council's current capital receipts policy.

### **3.00 Design Proposals / Scheme Description**

- 3.01 The works at Templenewsam Halton Primary consists of an extension to the main building to provide the necessary accommodation to replace that presently provided by the annexe building.
- 3.02 The scheme will consist of 396m<sup>2</sup> of new construction containing a 52 place nursery unit with its own entrance cloakroom, toilets, mini kitchen and laundry / sluice room, two new classrooms and a shared atria breakout space. Both classrooms will incorporate their own entrance/cloaks space and have a sink and storage and the new atria breakout space will link these classrooms with the nursery and existing classrooms. The scheme also involves the relocation and incorporation of an existing single temporary classroom which will be attached to the new building and clad in brickwork to match.
- 3.03 The new build will all be of traditional construction with a steel frame and brick/block walls under a shallow pitch roof. The design of the building and materials used will be similar to those in the current building to ensure a seamless join between new and old accommodation.
- 3.04 The existing nursery will be converted by the school into a new IT suite / resources library to replace the facilities presently housed in the annexe.
- 3.05 The City Council's Strategic Design Alliance has been appointed to carry out all pre and post tender design and supervision works and it is proposed to tender the scheme on a design and build basis.

### **4.00 Consultations**

- 4.01 This scheme has been the subject of consultations with Education Leeds officers, the school and the governing body. The scheme proposals have been approved by the Education Leeds Capital Projects Board.

## **5.00 Implications for Council Policy and Governance**

These works will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

### Cultural Life:

To enhance and increase cultural opportunities for everyone.

To develop talent.

### Enterprise and the Economy

To contribute to the development of a future healthy skilled workforce.

### Environment City

Provide a better quality environment for our children.

### Harmonious Communities

Contribute to tackling social, economic and environmental discrimination and inequality. To make sure that children and young people have a healthy start to life.

### Health and Wellbeing

Contributing to the protection of people's health and support people to stay healthy.

### Learning:

Contribute to the development of equal educational achievement between different ethnic and social groups.

Improving numeracy, literacy and levels of achievement by young people throughout the city.

Make sure that strong and effective schools are at the heart of communities.

Promote lifelong learning to encourage economic success, achieve personal satisfaction and promote unity in communities.

### Thriving Places

Actively involve the community.

Improve public services in all neighbourhoods

Regenerate and restore confidence in every part of the city.

## **6.00 Legal and Resource Implications**

### **6.01 Programme**

6.02 The strategic programme for the proposed scheme is as follows:

Tenders out: 19 May 2008

Tenders in 25 June 2008

Start on Site 4 August 2008

Practical Completion 13 February 2009

## **7.00 Scheme Design Estimate**

- 7.01 Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the first quarter of 2008 as the base date for the cost estimate
- 7.02 The estimated construction cost of the project is £ 763,860 which equates to an average of approximately £ 1,929 per m<sup>2</sup>. Design fees and associated planning and building regulation costs are estimated at £ 86,140. This report seeks approval to expend these amounts.

## 7.00 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £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					
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Authority to Spend required for this Approval	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's
LAND (1)	0.0					
CONSTRUCTION (3)	763.9			744.8		19.1
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	84.9		27.5	35.0	15.5	6.9
OTHER COSTS (7)	1.2			1.2		
<b>TOTALS</b>	<b>850.0</b>	<b>0.0</b>	<b>27.5</b>	<b>781.0</b>	<b>15.5</b>	<b>26.0</b>

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MAR 2007 £000's	FORECAST			
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's
Modernisation SCE (R) (in advance of Cap Rec)	850.0		27.5	781.0	15.5	26.0
Total Funding	850.0	0.0	27.5	781.0	15.5	26.0
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

**Parent Scheme Number :** 14748/000/000  
**Title :** Templenewsam Halton Primary School

- 7.00 In the long term this scheme will be funded from the capital receipt arising from the sale of the Templenewsam Primary School Victorian stone annexe building. In advance of the capital receipt being realised, it will be funded temporarily from Modernisation funding allocations, as follows;

Capital scheme no. 01001 Modernisation All Schools SCE R	£159,900
Capital scheme no. 12043 Modernisation Primary SCE R	£690,100

## 8.00 Revenue Effects

- 8.01 Any additional revenue costs arising from the proposed scheme will be managed within the school budget share.

## **9.00 Risk Assessments**

9.01 Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractors and continual liaison with the school.

## **10.00 Recommendations**

10.01 The Executive Board is requested to:

- a) Approve the access of 100% of the capital receipt arising from the sale of the Templenewsam Halton Primary School Victorian stone annexe building.
- b) Approve the design proposals in respect of the scheme to extend the main school building;
- c) Authorise expenditure of £850,000 from capital scheme number 14748/00/000; and