
Report of: The Chief Executive of Education Leeds
To: Executive Board
Date: 11 June 2008
Subject: CARLTON PRIMARY – SCHOOL HALL EXTENSION

Executive Summary

1. Purpose

This report seeks the approval of the Executive Board to proceed with a new build extension to Carlton Primary School to provide a new hall and kitchen, and associated remodeling works and to incur the necessary capital expenditure.

2. Main Issues and Options

Carlton Primary School currently has an admission number of 40 children, in addition to a school-based nursery. Due to a number of housing developments in the area, demand for places at the school has increased. In order to address this demand, it is proposed that the admission limit for the school be increased from 40 to 45 with effect from September 2010. The current accommodation is insufficient for an admission limit of 40, and with a projected rise to 45, it is necessary to remedy this accommodation shortfall.

The school has an acknowledged series of problems with its existing school buildings that need to be addressed so that the school can provide for an increase in pupil numbers, and address significant suitability issues. The main hall, kitchen, library and staff accommodation are all undersized, with the library currently situated in circulation space, and insufficient break out space for staff and pupils. The school is also currently short of 2 classbases, with one of the existing classrooms being undersized and another classed as part of the circulation space.

In acknowledgement of these issues, a scheme has been developed which will allow a major programme of works to be delivered to resolve the schools priority building issues and provide accommodation required to support an increase in admission numbers,. This will include an extension to the school to provide a new, sufficiently sized hall and kitchen, which will be available for community use. The scheme also includes remodeling of the existing hall to provide two additional classrooms with additional storage provision, and the widening of existing circulation space to provide 'break out' spaces and improve fire safety. The scheme also aims to provide new toilets and improve accessibility to the school by providing a care suite and platform stair lift.,

3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the design proposals and give authority to proceed with an extension to Carlton Primary School to provide a new hall and kitchen, and associated remodeling works;
- b) Authorise expenditure of £1,008,000 from capital scheme 14130.

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 11 June 2008

Subject: **Design & Cost Report**

Scheme Title **CARLTON PRIMARY – SCHOOL HALL EXTENSION**

Capital Scheme Number 14130

Electoral Wards Affected:
Rothwell

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) Approve the design proposals and give authority to proceed with an extension to Carlton Primary School to provide a new hall, and associated remodeling works;
- b) Authorise expenditure of £1,008,000 from capital scheme 14130.

2.00 Background Information

2.01 Carlton Primary School currently has an admission number of 40 children, in addition to a school-based nursery. With no projected fall in numbers and a number of housing developments in the area, demand for places at the school has increased and will continue to do so. In order to address this demand, it is proposed that the admission limit for the school be increased from 40 to 45 with effect from 2010.

- 2.02 The school has an acknowledged series of problems with its existing school buildings that need to be addressed so that the school can provide for an increase in pupil numbers, and address significant suitability issues. The main hall at 120.35 m² is significantly undersized in terms of current DCSF guidelines, which suggest 200m² for 1.5FE. The adjacent kitchen is also undersized. This is an issue which will be further exacerbated with the provision of additional places at the school. The school requires 12 classbases of 60m², currently the school is operating using 10 classbases, one of which is significantly undersized and one that is part of the circulation space. The school requires an addition 2 no. classbases. The library and staff accommodation are also undersized, with the library currently situated in circulation space, and insufficient break out space within the staffroom.
- 2.03 In acknowledgement of these issues, a scheme has been developed which will allow a major programme of works to be delivered to resolve the schools priority building issues.

3.00 Design Proposals / Scheme Description

- 3.01 The proposed works include an extension to the school to provide a new, sufficiently sized hall and kitchen. DCSF guidance also indicates the requirement for a separate kitchen office and WC, which will be included within the scheme. The scheme also aims to provide new toilets and improve accessibility to the school by providing a care suite and platform stair lift. The hall, kitchen, toilets and care suite will also be available for community use outside of school hours via a secure entrance directly from the carpark. The scheme also includes remodeling of the existing hall to provide two additional classrooms, one at 70.01m², the other being 63.52m². Cloak facilities will be provided within the new classrooms. The scheme will also significantly widen existing circulation space to a minimum width of 3.5m. This improved circulation space will provide much needed 'break out' spaces and to improve fire safety. There will also be additional storage provision to the two new classbases and also to the existing 2003 extension.
- 3.02 This accommodation will all be of traditional construction with a steel frame and brick/block walls under a mono pitch roof.
- 3.03 The City Council's Strategic Design Alliance has been appointed to carry out all pre and post tender design and supervision works. The project will be procured in line with Contract Procedure Rules via a competitive tendering exercise.

4.00 Consultations

- 4.01 Regular meetings have been held with the school and governing body concerning the proposals at Carlton Primary School. A residents meeting and a ward member briefing session has also taken place. Formal consultation through the planning process will take place upon planning submission.

4.02 As funding has now become available, detailed scheme proposals have 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

The strategic programme for the proposed scheme is as follows:

Tenders out:	04 July 2008
Tenders in	01 August 2008
Start on Site	12 September 2008
Practical Completion	06 September 2009

6.02 Scheme Design Estimate

6.02.1 Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the third quarter of 2008 as the base date for the cost estimate

6.02.2 The estimated construction cost of the project is £847,000 which equates to approximately £1670 per m² on average. Design fees and associated planning and building regulation costs are estimated at £161,000. This report seeks approval to expend these amounts.

6.03 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	2011 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 £000's	TO MAR 2007 £000's	FORECAST				
			2007/08 £000's	2008/09 £000's	2009/10 £000's	2010/11 £000's	2011 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	851.9			553.7	276.9	21.3	
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	140.4		32.3	81.6	23.3	3.2	
OTHER COSTS (7)	15.7		8.4	7.3			
TOTALS	1008.0	0.0	40.7	642.6	300.2	24.5	0.0

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	2011 on £000's
New Pupil Places SCE R 06-07	1008.0		40.7	642.6	300.2	24.5	
Total Funding	1008.0	0.0	40.7	642.6	300.2	24.5	0.0

Parent Scheme Number : 14130
Title : Carlton Primary – School Hall Extension

The scheme will be funded from New Pupil Places SCE (R) 2006-07 (Scheme number 12047)

7.00 Revenue Effects

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

8.00 Risk Assessments

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

9.00 Recommendations

9.01 The Executive Board is requested to:

- a) Approve the design proposals and give authority to proceed with an extension to Carlton Primary School to provide a new hall and kitchen, and associated remodeling works;
- b) Authorise expenditure of £1,008,000 from capital scheme 14130.