
Report of: The Chief Executive of Education Leeds
To: Executive Board
Date: 16 July 2008
Subject: Bankside Primary School – Construction of New School

Executive Summary

1. Purpose

This report seeks the approval of the Executive Board to proceed with the demolition of the existing Bankside Primary School and to rebuild it on the current site.

2. Main Issues and Options

The Harehills area of Leeds is currently experiencing sustained population growth. This has put pressure on the local primary schools. As a suitable site for an additional new school within the area could not be found, it was decided to increase the current Bankside Primary from a two form entry (420 pupil) to a three forms entry (630 pupil) school.

Bankside Primary School occupies a tight inner city site, and accommodates a 52 place nursery unit and an early years facility. The school has been steadily building towards three forms of entry and currently eight classes are housed in temporary accommodation. There are issues with the poor quality of the teaching accommodation and insufficiency of other areas such as halls and staff accommodation. Feasibility and option appraisal, have shown that it is not appropriate to extend and modernise the current building, due to cost, suitability, the poor quality of the learning environment.

The proposal solution is for the existing school building to be demolished and replaced by a three form entry school on the same site. During the construction period, half of the children will be decanted to the former Fir Tree Primary School. The remaining children will be accommodated in the buildings to the south of the site, whilst the buildings to the north of the site will be demolished to make way for the new building.

3. Recommendations

Members of the Executive Board are requested to:

- i) note the content of this report detailing the proposed scheme; and
- ii) give approval in principle to the rebuild of Bankside Primary School, subject to the consideration of a Design and Cost report at a future Executive Board meeting.

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Capital Scheme Number 14753/000/000

<p>Electoral Wards Affected: Gipton and Harehills</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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Eligible for Call In

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

1.00 PURPOSE OF REPORT

1.01 The purpose of this report is to:

- i) advise members of the proposed scheme at Bankside Primary School; and
- ii) obtain 'Approval in Principle' to proceed with the scheme and develop the full design.

2.00 BACKGROUND

2.01 Education Leeds has reviewed the primary place provision within the Harehills area of Leeds. There has been a sustained increase in demand for places within that area over a number of years, culminating in the need for the equivalent of two forms of entry (420 children). Further to discussions with relevant LCC departments, it is apparent that there are no available sites in the area for an additional new school and therefore expansion of existing provision is required.

2.02 Through a project delivered at Harehills Primary school in 2007/8 an additional one form entry has been structured by expanding the school's building.

2.03 The Bankside Primary School site was originally built as a two form entry school. The number on roll has risen steadily over the years, and the school currently accommodates 522 children, excluding a 52 place nursery unit and the Choti Moni unit, which is a facility for parents within the community run by Early Years.

2.04 The increases in the numbers on roll have been accommodated by the addition of temporary classrooms over a number of years. There are now eight classes being taught in temporary accommodation located disparately on site.

3.00 DESIGN PROPOSALS / SCHEME DESCRIPTION

3.01 The existing school building is on a difficult and constrained site, and the existing accommodation fails to meet the current guidelines of the DCSF Building Bulletin 99, especially regarding external play area provision.

3.02 There are a number of constraints which the design solution will need to address.

- The site is located on a flood plain.
- The site is dissected by a Yorkshire Water Authority culvert.
- The single storey main school building footprint of the site and with the temporary classrooms severely constrains available play space.
- The current main building has major suitability issues around its design and layout. The hall is undersized and an additional second hall is now required. The semi open plan design hinders curriculum delivery.
- A substantial part of the existing site is reclaimed with in-filled material of varying depth.
- The site is immediately surrounded by housing which will impose Planning restrictions on the design.
- The relatively small site (in relation to BB99) is of a complex shape with significant changes in levels to the east side.

3.03 The detailed options appraisal has concluded that a phased demolition and rebuild is required. Consequently the proposal is for half of the school to be decanted to the former Fir Tree Primary school whilst the main project is delivered.

3.04 The Strategic Design Alliance has been commissioned to carry out a formal Option Appraisal and Feasibility Studies considering a number of options. It has concluded that there are no economic benefits in retaining the existing building and adding extensions and remodelling. Retention of the existing building would also restrict the possible solutions on an already difficult site. A new multi storey school would offer the best design solution.

3.05 A new school building will also need to address key construction industry standard and guideline, such as:

- The promotion of good design in public buildings, along the lines encouraged by the Commission for Architecture and the Built Environment (CABE);
- The development of designs which will minimise the environmental impact of building through various means such as low energy use (BREEAM);
- Working to achieve the targets of Rethinking Construction, such as reduced wastage, improved delivery time and better value for money; and
- Improving access to all by carrying out Equality Impact Assessment.
- Involvement of Stakeholders including Pupils in the Design Quality Indicator approach to involvement in Design.

3.06 The project is proposed to be delivered under a two stage tendering process, and the contractor will submit their stage two prices in December 2008.

4.00 CONSULTATIONS

4.01 The feasibility studies and proposals have been the subject of detailed consultations with Education Leeds and Leeds City Council officers, the school, governors and the wider community culminating in the publication of statutory notices.

5.00 COMMUNITY SAFETY

5.01 There are no specific implications in this report under Section 17 of the Crime and Disorder Act 1998.

6.00 PROGRAMME

6.01 The strategic programme of works will be:

Submission of Stage Two prices	- December 2008
Start on Site	- February 2009
Practical Completion	- September 2010

7.00 SCHEME DESIGN ESTIMATE

7.01 The current cost estimate for the whole project is £9 million.

8.00 RISK ASSESSMENTS

8.01 The scheme will be managed through the formal Project management process in line with Leeds City Council guidelines. A risk register has been drawn up for this scheme. Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractors and continual liaison with the schools.

9.00 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE

9.01 This scheme will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

Cultural Life:

To enhance and increase cultural opportunities for everyone.

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.

10.00 COUNCIL CONSTITUTION

10.01 This report is not exempt from the Call-In of decisions.

11.00 RECOMMENDATIONS

11.01 Executive Board is requested to:

- i) note the content of this report; and
- ii) give approval in principle to the rebuild of Bankside Primary School, subject to the consideration of a Design and Cost report at a future Executive Board meeting.