

Report of the Head of Service, Learning Systems

Report to the Director of Childrens & Families

Date: 15th March 2021

Subject: Design Cost Report for the Learning Places Programme expansion of Horsforth School



Are specific electoral wards affected? If yes, name(s) of ward(s): Horsforth	<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 update the Director of Childrens & Families on the proposal to expand Horsforth School, as approved by the Executive Board in July 2019 (D49944). At this juncture a provisional 'approval to spend' figure of £4.8m was detailed, prior to any surveys being undertaken, design work commencing or planning permissions granted. Following further design development work the final scheme has now been fully developed and tendered by the Academy under the principals of 'design and build'. As such it is now sought for approval at a cost of £6,158,887, inclusive of all abnormalities and risk.
- In-line with the outcome of the July 2019 Executive Board decision the proposal to expand Horsforth School, from 1,125 pupils to 1,425 pupils, will take effect from September 2022. The accommodation sought for approval herein is integral to allow the Academy to accommodate the uplift in pupil numbers. The essential accommodation required includes additional teaching / specialist teaching spaces and critical supporting facilities and welfare, including additional dining space and toilet provision.
- The works required at Horsforth School will support the increase in pupil numbers thus ensure the Learning Places expansion programme will meet Leeds City Councils statutory duty to provide sufficient school places within the area of need. Sufficient accommodation will be in place for commencement of the September 2022 academic year. The capital expenditure identified within this report will cover the full design and construction costs, inclusive of all professional fees, surveys, and all other costs associated with the expansion of this school.

- The works detailed herein will be self-delivered by Horsforth School and will adhere to all applicable procurement legislation. City Development Projects & Programmes Team will retain a monitoring role throughout the project, on behalf of Children's & Families, and will report on matter relating to the delivery via the agreed reporting structure. The risks associated with the delivery will be retained by Horsforth School.
- The issuing of funding to Horsforth School will be formalised via a 'grant agreement'.
- Expansion of Horsforth School is predicated on supplementary land being released to the Academy from Leeds City Council, which will be covered via a 125 year academy lease aligned to the dates Horsforth School originally academised in November 2011. Located directly adjacent to the school the former Horsforth Adult Learning Centre site is well placed to provide the necessary supplementary site area. The northern portion of the site will be transferred to the Academy for this purpose, with the retained land remaining in Leeds City Council's direct ownership. During the construction period all the land north of the community car park will be utilised for the site compound.
- Planning permission for the project was granted on the 11th November 2020 under application reference 20/04297/FU.

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 2018-23, 'Leeds to be the best city in the UK and the best city for children and young people to grow up in. We want Leeds to be a child friendly city'. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

3. Resource Implications

- The full scheme figure of £6,158,887 is inclusive of all development costs, design fees, the full extent of the construction contract, utilities, loose furniture & equipment allocations, ICT provision, client held contingency etc. This figure is £1,358,887 higher than the original provisional 'approval to spend' figure of £4.8m approved in July 2019 (note, the original report quoted an initial viability study cost estimate of £5.1m). The rationale for this variance is detailed in section 3.2 of this report, in brief the final figure sought for approval herein represents a fully developed scheme that is cognisant of the known risks and survey findings and includes all ancillary costs not previously quantified in the £4.8m provisional 'approval to spend'. Which was purely a construction build rate figure, at the time of the original provisional 'approval to spend' being granted in July 2019 the specific details of the project were not yet developed and therefore unknown. As the project has been developed the risks and abnormalities have become evident, and strategies to mitigate included within the project scope where necessary. As such the price detailed herein represents the culmination of 18 months of development of the project and is therefore a more accurate representation of the cost.
- Utilisation of the assigned project contingency will be subject to agreement by both Horsforth Academy's management team and the appointed Project Officer from Leeds City Council. The budget assigned is finite, with Leeds City Council's commitment set at the

identified project of £6,158,887. Of which up to £5,942,431 is to form the basis of the 'grant agreement' with the Academy. This figure includes the allocated project contingency which will require both parties approval to expend. Any overspend beyond the 'grant approval' figure will be for the Academy to manage.

- The cost will be met through capital scheme number 33178/HOR/000 as part of the Learning Places Programme.

4. Recommendations

The Director of Childrens & Families is requested to:

- a) Approve the expenditure of up to £6,158,887 from capital scheme number 33178/HOR/000 via a grant agreement to financially contribute towards the construction work and associated costs for the expansion of Horsforth School. Noting that the project will be self-delivered by Horsforth School, with oversight from City Development's Projects & Programmes Team, on behalf of Childrens & Families.
- b) Approve the 'grant agreement' with Horsforth Academy for up to £5,942,431 for them to self-deliver the expansion project at Horsforth School, noting that this figure includes an agreed contingency which will require approval from both parties to utilise.
- c) Approve the need to enter into the associated legal documents, including, but not exclusive to, the compound lease and Academy lease.
- d) Note the programme dates identified in section 3.3 of this report, in relation to the implementation of this decision, represents the critical path for project success and must be adhered to where possible.
- e) Note that the officer responsible for implementation is the Head of Service Learning Systems.

1.0 Purpose of this report

1.1. The purpose of this report is:

- To provide background information and context with respect to the proposed expansion scheme at Horsforth School, necessary to meet the Authority's statutory duty to ensure sufficiency of school places.
- To seek approval to incur capital expenditure of £6,158,887 to financially contribute towards the necessary accommodation required to support the expansion of Horsforth School. Noting that this will be formalised via a 'grant agreement' covering the £5,942,431 construction budget and contingency.
- Contextualise the associated cost and risk implications of the proposed works, both in terms of the construction programme, financial exposure to the Authority and any implications for the wider Learning Places programme.

2.0 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 in Asset Management & Regeneration.
- 2.2. Following a stakeholder event in June 2018 Horsforth School was identified as a potential solution to the projected shortage of pupil places in the North West planning area, along with Benton Park which has been subject to a separate 'Design & Cost Report' approval. On this basis consultation was held between 11th January and 8th February 2019 by the trustees and senior management team of Horsforth School. The consultation was extensive and capture views from parents, carers, residents and Councillors, with favourable feedback received. This was subsequently summarised in a report to the City Council's Executive Board in July 2019, wherein the recommendation was made, and accepted, to expand Horsforth School by 60 pupils per year with effect from September 2022.
- 2.3. Due to their Academy status it was agreed that the expansion to Horsforth School would be via a self-delivery model, with Leeds City Council providing the funding allowance in addition to oversight and support where necessary. Once the project had been sufficiently developed and final approval acquired the funding allocation would be defined and set as part of the undertaking of a 'grant agreement' between the two parties.
- 2.4. Prior to the Executive Board approval a viability study was undertaken by Horsforth Academy in April 2019 to determine the accommodation requirements for the proposed expansion. This was predicated on the principal that the former Horsforth 'Adult Training Centre' site, located directly adjacent to Horsforth School and separated by a public right of way, would be vested with Childrens & Families with a view to being available in part to support the expansion. The viability study, based on limited survey data and little knowledge of the project abnormalities or unknowns, indicated a provisional budget of £5.1m for construction at this juncture. This figure was not inclusive of other supporting costs, e.g. abnormalities, public rights of way diversion, planning conditions, inflation, extreme market factors etc.
- 2.5. Upon submission of the viability report a recommendation was received from Childrens & Families to proceed with further development of the project. Consequently the Academy, at

the advice of their professional consultants, undertook a two stage tender exercise, via the Pagabo framework, to appoint their construction partner under the auspices of a 'design & build' contract. Following an analysis by the Academy's professional consultant Morgan Sindall Group PLC. were deemed to offer the best value, and as such were appointed by Horsforth Academy, circa March 2020, under a 'pre-construction services agreement' (PCSA) to develop the detailed design and submit a Stage 2 tender price once complete. Detailed design was undertaken throughout 2020 and the final cost submission issued on the 3rd September 2020, wherein the costs were found to be substantially over the original provisional 'approval to spend' figure of £4.8m. As a consequence, Horsforth Academy were tasked with providing a rationale for the cost increase and seek opportunities for reduction in scope / specification and value engineering. This exercise was undertaken throughout late 2020 with the response issued on 2nd December 2020 for comment, clarifications to the queries raised by the Authority were received on the 11th January 2021.

- 2.6. Horsforth Ward Members were briefed by Council Officers on the 12th February 2020, wherein the scope of the project was discussed and the requirements for the public rights of way diversion outlined. Subsequent briefings and progress discussions have been direct between the Councillors and Horsforth School.
- 2.7. Planning permission for the project has been submitted and achieved on the 11th November 2020.

3.0 Main Issues

3.1. Design proposals and full scheme description

- 3.1.1. The proposed development of Horsforth School will comprise of the following key components:
- Construction of a new two storey block on the existing school playground / tennis courts. This will consist of; four science classrooms, three ICT classrooms, six general purpose classroom, hall space and associated welfare and supporting provision.
 - Replacement of the tennis courts, lost to the building footprint, on the former 'Adult Training Centre' land.
 - Necessary external landscaping in-line with Planning Policy.
 - Enhancements to car parking, to reflect increase in staffing, as necessitated by the Planning Authority.
 - Diversion of the legacy public right of way, which dissects the 'adult training centre' site and Horsforth School, to make the new tennis courts sits within the curtilage of the Academy site. With the diverted public right of way running parallel to the new tennis courts before joining up with the remaining legacy footpath.
- 3.1.2. Following completion of the Stage 2 tender, and value engineering exercise, the construction cost has been identified as £5,742,431 with the overall scheme, inclusive of all other fees and Authority costs, coming out at £6,158,887. Based on the complexity of the project (which has access constraints, site abnormalities and extreme external market factors in Brexit and coronavirus to contend with) the overall cost has been deemed to be as streamlined and efficient as is practicable without significantly impacting upon the base Building Bulletin 103 space requirements for a secondary school provision.
- 3.1.3. The project will be self-delivered by Horsforth School and their appointed team of professional consultants. Design and technical services have been procured directly by the Academy along with all necessary surveys required to develop the proposals. The agreed funding allowance to be issued by the Authority will be formalised via a 'grant agreement'

document. As part of this utilisation of the allocated project contingency will be subject to joint approvals from the Horsforth School senior management team and appointed City Development Officer prior to use.

- 3.1.4. It is for the Academy to manage the project risk in accordance with the grant funding provided, overspend against this figure will not be met by the Local Authority unless otherwise advised by senior officers within Childrens & Families and supporting design cost reports.

3.2. Value engineering & abnormals context

- 3.2.1. During the development period a number of unknown elements have manifested which have had an impact on the overall cost envelope set at the original provisional 'approval to spend' report in July 2019. These items were not detailed in the viability study undertaken in April 2019 by the Academy, which in itself was £300k over the 'ATS' figure of £4.8m.

- 3.2.2. The key cost increases encountered during design development are summarised below, noting that this is not an exhaustive list:

- 3.2.2.1. The project is subject to the procurement risks associated with the United Kingdom's withdrawal from the European Union. Whilst not quantifiable in specific risks this represents a 'known unknown' which the contractor has been reflected within the Morgan Sindall cost submission.

- 3.2.2.2. Completion of the Stage 2 tender was issued in September 2020, in the midst of the global pandemic. As such the proposals had to represent a considered response to the construction industry council guidance on how to deliver projects on-site in a Covid-19 environment. This has resulted in an increase in site welfare, to enable social distancing within the canteens and office space, as well as additional costs associated with social distancing / reduced man power on-site.

- 3.2.2.3. To ensure an effective site perimeter is maintained, and thus avoid creating a safeguarding issue by having pupils have to leave site to access the new tennis courts on the former 'Adult Training Centre' site, it is necessary to diver the public right of way to run parallel to the new tennis court fencing before joining up with the legacy position. This ensures that the development results in one coherent site that is able to effectively deliver the curriculum without limitation. Diversion of the public footpath requires construction of a new section to Public Right of Way's standard, with respect to; width, build-up, lighting etc.

- 3.2.2.4. Access to site is limited and is necessary to divert the public right of way first to allow the compound to be setup on the former 'Adult Training Centre' site and accessed without impediment from pedestrians. Vehicles will need to access via community car park, under legal agreement with Leeds City Council, wherein their movements for deliveries and export will be limited to outside of school pick-up and drop-off to remove the potential for accident or congestion.

- 3.2.2.5. Ground contamination remediation in response to Planning conditions, as identified in the site geotechnical surveys.

- 3.2.2.6. Following project development a number of planning requirements were added to the project which were previously unknown. The key of which being the response to local residents concerns regarding noise transference from the diverted public right of way, which brings the footpath closer to neighbouring properties. As such additional cost is to be incurred to provide acoustic fencing where necessary and in-line with the planning conditions. Other planning

requirements, previously unknown at project inception, relate to sustainability requirements and acoustic impact of the development.

3.2.2.7. Inclusion of essential loose fittings, furniture, equipment and ICT.

3.2.3. A number of options were to reduce the proposed gross internal floor area were explored as part of the value engineering exercise. However, these options were discounted as they would provide a solution that did not meet the base area expectations detailed in Building Bulletin 103 and would incur significant additional design costs to implement, as the building would require wholesale redesign. The area proposed is deemed to be the base minimum required to deliver the additional increase in pupil numbers, and still does not fully address shortfalls across the wider campus.

3.2.4. Due to the delays to complete the value engineering exercise the project has been subject to cost inflation, further delay will push this higher as the contractor seeks to protect themselves from industry changes. As such the costs detailed herein have been revised to reflect an April 2021 start, any delays in providing the necessary approvals will result in further revision to the cost plan and therefore greater potential for further cost increases due to the volatility of the market at present.

3.3. Programme

3.3.1. The key milestones for the project are noted below;

Milestone	Date
Planning application validated	17 th July 2020
Planning application approved	11 th November 2020
Approval of this report	w/c 22 nd March 2021
Main contract award	6 th April 2021
Procurement of structural steel	3 rd May 2021
Mobilisation period	6 th April 2021
Commencement of enabling works on-site	4 th May 2021
Commencement of main works on-site	7 th June 2021
Installation of structural steel commences	9 th August 2021
Completion date	Spring / Summer 2022
Occupation	September 2022

3.3.2. Full planning permission has been granted for this scheme and the pre-commencement conditions identified. As such no impediment is in place which would preclude formal commencement of the full construction phase once the necessary approval has been granted.

3.3.3. Approval of this report and contract award represent the critical path and are therefore essential to ensure delivery of the project in accordance with the dates above. Delay beyond the dates noted above will result in further cost increase, to reflect inflation and changing market factors.

4.0 Corporate considerations

4.1. Consultations and engagement

4.1.1. A report to Executive Board in July 2019 detailed the outcome of consultation on the proposal to increase the 'Published Admission Number' from 225 to 285 pupils, with effect from September 2022. This recommendation was put forward following a formal consultation, led by Horsforth School and supported by Leeds City Council.

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 and LCC Highways. No supporting off-site Highways works have been identified as part of the planning permission.

4.1.4. Childrens & Families and City Development 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 contained in this report do not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality. A screening document has been prepared for this scheme (attached at Appendix A) and the outcome of the screening is that an independent impact assessment is not required for the proposals set out in this report.

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 2018-23. , 'Leeds to be the best city in the UK and the best city for children and young people to grow up in. We want Leeds to be a child friendly city'. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

4.4. Climate emergency

4.4.1. The planning application has now been approved, with appropriate conditions assigned related with sustainability of the proposal. In addition, measures associated with green travel, including cycle storage provision and electronic vehicle charging stations, have been conditioned as part of the planning determination.

4.5. Resources, procurement and value for money

4.5.1. The cost will be met through capital scheme number 33178/HOR/000 as part of the Learning Places Programme. Funding will be paid to Horsforth School in-line with the grant agreement and as per the proposed cash flow schedule provided. Payment of the scheme costs will be subject to valuations being issued by the Horsforth School to the Authority for the works invoiced.

4.5.2. Note, based on the current 2021/2022 Basic Need grant allocation a construction budget of £5,269,200 would be anticipated for an expansion of this size. The tender submission for the project, excluding the allocated contingency and Authority costs, is £416,456 higher than this allocation, and this is reflective in the site abnormalities, e.g. public right of way diversion, and geo-political context, e.g. Brexit and Covid-19.

- 4.5.3. The tender process, commissioned and managed by Horsforth School and their appointed professional consultant, has utilised the Pagabo framework to secure the proposed contractor, Morgan Sindall Group PLC, following a competitive tender exercise. Following an evaluation by the Academy's Quantity Surveyor Morgan Sindall Group PLC were determined to offer the best value, and as such were invited to complete Stage 2 of the tender exercise. Developing the proposals through to planning and financial close.
- 4.5.4. The funding for the project is based on the figures detailed within this report, which comprises the financial close, value engineered, construction figures and all associated supporting costs incurred and agreed with the Authority. This will be formalised via a 'grant agreement' between the Authority and Horsforth School. Any additional cost incurred by the delivery of the construction works and wider project that exceeds the agreed parameters will be met by Horsforth School. This is acknowledged and represented in the 'grant agreement'. Similarly, utilisation of the assigned project contingency will require authorisation of both the senior management team of Horsforth School and the assigned project officer for the Authority.
- 4.5.5. The works detailed herein are critical to ensure that appropriate accommodation is available from the additional pupils placed at Horsforth Academy from September 2022.
- 4.5.6. The estimated cost of the Horsforth School project is £6,158,887. This includes; £5,942,431 for the (comprised of the construction contract sum and the client held contingency) and £216,455 for internal services and Authority works. A client held contingency, commensurate with a project of this value, has been included within the approval figure to address any risks that occur during construction which would impede successful delivery and completion of the project. Utilisation of the contingency will be in agreement by both parties, Leeds City Council and Horsforth School.

4.6. Capital Funding & Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£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 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	5942.4		265.2	5677.2		
FURN & EQPT (5)	0.0			0.0		
DESIGN FEES (6)	0.0			0.0		
OTHER COSTS (7)	216.5		14.2	202.3		
TOTALS	6158.9	0.0	279.4	5879.5	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£000's
Basic Need Grant	6158.9	0.0	279.4	5879.5	0.0	0.0
	0.0					
Total Funding	6158.9	0.0	279.4	5879.5	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 33178/000/000

Title: Basic Need Expansions 2022/23

4.7. Revenue Effects

4.7.1. No revenue consequences are anticipated to arise from the proposals described in this report. Any revenue issues that do arise will be met by the Academy as part of their school operational budgets.

4.8. Legal implications, access to information and call-in

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

4.8.2. The project at Horsforth School will be delivered by the Horsforth School, who in-turn will appoint their own design team and construction partner. Leeds City Council will provide funding and oversight. Officers from Childrens & Families will continue to provide support to the school in the delivery of this scheme.

4.8.3. A 'grant agreement' will be drawn up between Leeds City Council and Horsforth School to formalise the funding arrangement and parameters to self-deliver this project.

4.8.4. The former Horsforth 'Adult Training Centre' land assigned to the expansion project will be subject to a standard Academy lease, the expiration dates of which will align with the original academisation date for Horsforth School. A 'compound licence' will be issued initially to allow occupation of the site to commence the construction works, this will last for the duration of the construction contract and expire upon completion and demobilisation.

4.8.5. Any required diversion of the public rights of way will be managed by the Academy

4.9. Risk management

4.9.1. The price provided to Horsforth School by Morgan Sindall Group PLC. is cognisant of the Covid-19 implications and as such has priced to reflect social distancing requirements, potential reduction in productivity and the need for a larger site welfare provision as a consequence. This risk is to be managed by the product team accordingly.

4.9.2. An appropriate client held contingency has been allocated to the project to mitigate project risk and issues, this funding can only be utilised if written consent is provided by both the Authority and senior leadership from Horsforth School.

4.9.3. Risk has been managed through application of 'best practice' project management tools and techniques via the City Council's 'PM Lite' risk methodology. Project management resource from City Development is tasked with ensuring the project remains within the predetermined risk tolerances.

4.9.4. A risk log will be developed with the appointed contractor to ensure all construction related risks for the project are identified together with the relevant owner of the risk.

5.0 Conclusion

5.1. In order to provide the necessary accommodation to implement the expansion of Horsforth School, from a PAN of 225 to 285 pupils from September 2022, it is necessary to undertake construction work on-site to deliver additional accommodation in the form of the appropriate number of classrooms and ancillary space.

5.2. The provision of the new accommodation at Horsforth School will be self-delivered via the Horsforth School and their appointed design and construction team, with City Development Projects & Programmes Team providing a supporting role, on behalf of Childrens & Families, for the length of the project timeline. The cost of the accommodation, and necessary supporting works, will be met through capital scheme 33178/HOR/000 to the

value of £6,158,887. This includes the financial contribution of £5,942,431 detailed within the 'grant agreement' (and including the project contingency that requires approval from both Horsforth Academy and Leeds City Council to utilise) to support the construction works and £216,456 in supporting costs and Authority expenses.

- 5.3. The requirement to provide additional accommodation at Horsforth School has been developed through continued consultation with the appropriate stakeholders.
- 5.4. The cost of the works detailed within section 3 will be met through capital scheme 33178/HOR/000 to the value of £6,158,887. Payment of the grant funding contribution will be formalised under a 'grant agreement' between Leeds City Council and the Horsforth School.

6.0 Recommendations

6.1. The Director of Childrens & Families is requested to:

- 6.1.1. Approve the expenditure of up to £6,158,887 from capital scheme number 33178/HOR/000 via a grant agreement to financially contribute towards the construction work and associated costs for the expansion of Horsforth School. Noting that the project will be self-delivered by Horsforth School, with oversight from City Development's Projects & Programmes Team, on behalf of Childrens & Families.
- 6.1.2. Approve the 'grant agreement' with Horsforth Academy for up to £5,942,431 for them to self-deliver the expansion project at Horsforth School, noting that this figure includes an agreed contingency which will require approval from both parties to utilise.
- 6.1.3. Approve the need to enter into the associated legal documents, including, but not exclusive to, the compound lease and Academy lease.
- 6.1.4. Note the programme dates identified in section 3.3 of this report, in relation to the implementation of this decision, represents the critical path for project success and must be adhered to where possible.
- 6.1.5. Note that the officer responsible for implementation is the Head of Service Learning Systems.

7.0 Background documents¹

7.1. None

8.0 Appendices

8.1. Appendix A - Equality Impact Assessment Screening Document

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.