

**Report of Head of Projects & Programmes**

**Report to Head of Service Learning Systems Children's and Families**

**Date: 1st April 2021**

**Subject: Letter of intent – Laurence Calvert Academy Temporary site**



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|--|---|
| Are specific electoral wards affected?<br>If yes, name(s) of ward(s): Middleton Park   | <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information?<br>If relevant, access to information procedure rule number:<br>Appendix number: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**Summary**

**1. Main issues**

- The purpose of this report is to seek approval to enter into a letter of intent with the Local Education Partnership (LEP) for the amount of £368,610 in relation to the Laurence Calvert Academy Temporary site for 2021. The letter will cover the period from 6 April to contract award in May in order for the ground works to commence in line with the current programme.
- Authority to spend and approval to incur costs of £6,713,261 was approved at Executive Board on 17 March 2021.

**2. Best Council Plan Implications** (click [here](#) for the latest version of the Best Council Plan)

- The scheme associated with the letter of intent will 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.
- The scheme associated with the letter of intent contributes to the 2020/2021 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'. They also support 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 letter of intent seeks a commitment of £368,610 from the recently approved authority to spend of £6,713,261 and can be broken down as follows:
  - Ground works £242,678
  - Agreed electrics £76,737
  - Module administration (allocation of modules and element of fit out/refurb) £49,195
- The capital investment will be met through the following scheme number 33177/LAU/000 for Laurence Calvert Temporary Site as part of the Learning Places Programme

### **Recommendations**

- a) The Head of Learning Systems is required to approve entering into a letter of intent with the Local Education Partnership (LEP) for the amount of £368,610 in order to meet the current delivery programme and handover date of 31 August 2021.

#### **1. Purpose of this report**

- 1.1 The purpose of this report is to seek approval to enter into a letter of intent for the amount of £368,610 in relation to the Laurence Calvert Academy Temporary site for 2021. The letter will cover the period from 6 April to contract award in May in order for the ground works to commence in line with the current programme.

#### **2. 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. Since 2009, Leeds City Council's Learning Places Programme has created over 11,500 primary school places across the city in response to rising birth rates which increased from 7,500 per year in 2001 to a peak of 10,350 in 2012. Whilst from a primary perspective the demand for places has peaked and is now starting to decline, as expected, as children move through primary and into secondary school. The demand for year 7 places has started to rise with 9254 places allocated for the academic year 2019/20 (an increase by nearly 300 children on the previous year) Projections estimate that in 2020/2021 it will increase by nearly 500 children and then by a similar amount in 2021/2022.
- 2.2 The growing pressure in South Leeds has been known for some time and as a consequence several bulges and expansions have already taken place at existing

schools in South Leeds i.e. Cockburn Academy, Cockburn John Charles Academy, Woodkirk Academy, Bruntcliffe Academy and Rodilian School.

- 2.3 To address the ongoing pressure in the South, in 2017 the Council supported a successful wave 12 Free School application from Cockburn MAT for the creation of a new 7 form of entry (FE) free school – Cockburn Laurence Calvert.
- 2.4 Following an extensive site search, the council owned Middleton Park Complex was identified as the only site that met the location and size requirements for such a school. The Ministry for Housing, Communities and Local Government (MHCLG) have proposed to purchase the required area of the site to deliver the 7Fe Cockburn Laurence Calvert School, with the potential to also purchase part of the site that is being retained for the LeedsWatch service, should that service relocate in the future. In September 2018 Executive Board approved the recommendations for the disposal of the Middleton Park Depot to MHCLG and in December 2018, the service occupying the premises (Highways and Transportation) were relocated to St. George's House.
- 2.5 The Cockburn Laurence Calvert free school being led by the DfE is not due to open until 2022 at the earliest, according to the current programme. As a consequence there is and will continue to be a significant shortfall of secondary places in South Leeds, annually 7Fe of which was expected to be addressed by the permanent Cockburn Laurence Calvert free school . To date the shortfall has been met through existing schools going over the Pupil Admission Number (PAN) and managing the additional pupils within the current building accommodation or by taking bulge cohorts requiring capital investment from the Council. However it is no longer possible to meet the full need through our existing asset portfolio and therefore it is necessary to open a temporary school for September 2021.
- 2.6 A site options appraisal was initially carried out by LocatEd on behalf of the DfE to consider all potential sites in the area which could come forward as a temporary school. The outcome of which was that due to a number of reasons i.e. the land was not owned by LCC or the site was outside the catchment area for where the places are needed none of the options put forward were viable. Following discussions with ward members and a local football club the preferred site location was confirmed as land with Middleton Leisure Centre site. The land in question has not formally been laid out as playing fields, however is part of a wider area of public open space. Middleton Park Juniors FC and Leeds Corinthians RUFC were consulted as part of the process to ensure that any proposals did not affect any areas of the site they may use for training and matches and Parks and Countryside were also consulted regarding any other formal team games taking place on site (the latter confirmed there are no other formal lettings on site). As a consequence the land currently marked up on Appendix 1 as a pitch was identified as the preferred solution.
- 2.7 The location of the temporary site is vitally important from a demographic point of view. With increasing demand for secondary school places within the Middleton area, it is crucial to the strategic planning of secondary school places within the inner south that the location is close to area of highest population density, to ensure local children are able to obtain a local school place. This location delivers provision central to the main pressure area. The only other options for consideration would be to bus children out of area to schools in the East and North East, potentially from 6 miles up to 12 miles away from their local school.

- 2.8 Following confirmation of the site a self-delivery business case was submitted to the DfE requesting approval for LCC Projects & Programmes Team to deliver the temporary solution in partnership with Leeds Local Education Partnership (Leeds LEP). This was formally approved on 20 October 2020 and feasibility commenced straight after. Initial discussions in late September/October 2020 focused on agreeing the schedule of accommodation with the DfE and Cockburn MAT ensuring it falls in line with the Education Skills Funding Agency (ESFA) guidance BB103.
- 2.9 As the build solution will be in modular form Portakabin were commissioned by Leeds LEP through the DfE's framework agreement (following approval to do so by the DfE)
- 2.10 As per the requirements under the Academies Act and as detailed in the proposed Development Agreement, once the temporary school is constructed, the land is required to be leased to Cockburn MAT at a peppercorn for the duration of the period it will be used as the temporary site for Cockburn Laurence Calvert.
- 2.11 A letter of intent is required for the period between 6 April and contract award in May 2021 in order for the ground works to commence and subsequently to ensure the accommodation will be delivered for the new school to open on the temporary site in September 2021.

### **3. Main issues**

- 3.1 The proposed site to allow the opening of a temporary school in advance of the delivery of the Laurence Calvert free school is located to the eastern end of the Middleton Leisure Centre site. It is an area that was formerly scrubland and was infilled as part of the pitch improvement works during 2012/13. To the north of the site is the home of Leeds Corinthians and the St George's Centre which is currently being used as a Covid testing centre. To the east of the site is St Georges Road and to the South, housing.
- 3.2 The scope of works proposed for Cockburn Laurence Calvert temporary site to accommodate the 7FE requirements for September 2021 (and most likely September 2022), which are aligned to the Building Bulletin Guidance BB103, will be delivered in two phases and consist of the following elements which will be delivered through a modular form of construction.

#### **Phase 1 – September 2021 (210 Year 7 pupils)**

- 7 General teaching classrooms
- 2 Science classrooms and 1 science prep area
- Food tech classroom and 1 food tech prep area
- Design and technology classroom
- Large group room
- LRC
- Office space (including heads office and general office)
- Teaching stores
- Conference/meeting room
- Main hall
- Staff room
- Kitchen/servery

- Pupil toilets
- Staff toilets
- Hygiene suite and accessible toilets

3.2.1 The letter of intent will cover the commencement of ground works and early preparatory works associated with services and the modular units and run from 6 April to contract award in May 2021.

## **4. Corporate considerations**

### **4.1 Consultation and engagement**

4.1.1 The proposed scheme associated with the letter of intent has been subject to consultation with key stakeholders including; Childrens & Families officers, Head Teachers & Governing Bodies/Academy Trusts and the Executive Member for Learning, Skills and Employment, Middleton Park Ward Members and the local community. We will continue to brief senior officers and Ward Members at key stages of the delivery to ensure they are kept up to date on progress.

4.1.2 Authority to spend in the sum of £6,713,261 was approved by Executive Board on 17 March 2021.

### **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 capturing the scheme (attached at Appendix 3) and the outcome of the screening is that an independent impact assessment is not required for the proposal set out in this report.

### **4.3 Council policies and the Best Council Plan**

4.3.1 The scheme associated with the letter of intent 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 proposal will improve accessibility of local and desirable school places, and thus reduce any risks of non-attendance.

4.3.2 The scheme 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.

Climate Emergency

4.3.3 A sustainability statement was included in the planning submission and will address the aspects of LCC's climate change agenda. As this is a temporary solution it is not deemed best use of council money to fund the installation of renewables such as photovoltaics etc. The accommodation is only required for a maximum of 2 years therefore any financial benefit/payback would not be reached in this time. However the design specification does reflect other areas of energy efficiency in terms of lighting and heating systems etc.

#### **4.4 Resources, procurement and value for money**

4.4.1 The letter of intent seeks a commitment of £368,610 from the recently approved authority to spend of £6,713,261 and can be broken down into the following elements.

- Ground works £242,678
- Agreed electrics £76,737
- Module administration (allocation of modules and element of fit out/refurb) £49,195

#### **4.5 Legal implications, access to information, and call-in**

4.5.1 There are no legal implications or access information issues arising from this report.

#### **4.6 Risk management**

4.6.1 Completion of the work detailed in this report is essential in order to provide the required accommodation associated with the secondary places needed for September 2021 (and potentially for September 2022)

4.6.2 The Covid-19 pandemic and imposition of lockdown measures remain an escalating risk to the project, whilst it is too early to assess the full impact of this virus on project success every endeavour is being made by the Project Teams to manage this risk and ensure the scheme remains within the tolerances outlined herein

4.6.3 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.

4.6.4 A joint risk log (for the main scheme) 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. The Council's project risk log will continue to be maintained and updated throughout the project and escalation of any risks that sit outside of the agreed tolerances will be managed via the Head of Projects and Programme, City Development.

### **5. Conclusions**

5.1 In order to implement the temporary solution for Laurence Calvert Academy for September 2021 it is necessary to deliver the works associated with the letter of intent (which are detailed earlier in the report)

## **6. Recommendations**

6.1 The Head of Learning Systems is required to approve entering into a letter of intent with the Local Education Partnership (LEP) for the amount of £368,610 in order to meet the current delivery programme and handover date of 31 August 2021.

## **7. Background documents<sup>1</sup>**

7.1 None

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<sup>1</sup> 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.