

Delegated Decision Notice

This form is the written record of a key, significant operational or administrative decision taken by an officer.

Decision type	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
Approximate value	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input checked="" type="checkbox"/> Over £500,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
Director¹	Director of Children and Families		
Contact person:	Jacqueline Robertson		Telephone number: 07891 279138
Subject²:	Allerton Grange Permanent Expansion Tender Acceptance and Agreement to Proceed with Deed of Variation to Existing PFI Contract		
Decision details³:	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.) The Director of Children and Families has:</p> <ol style="list-style-type: none"> 1. Approved acceptance of the tender submitted by Tilbury Douglas Ltd via the Leeds Local Education Partnership and Environments for Learning Leeds PFI One Ltd, in the sum of £865,291.92 inclusive of all professional design fees incurred development costs and surveys incurred by the contractor (Tilbury Douglas Ltd). Release of funding for the construction costs will be subject to valuations completed and validated by NPS Ltd Leeds. 2. Approved the implementation of a City Council Change under the PFI contract with Environments for Learning Leeds PFI One Ltd for the works at the Allerton Grange School PFI building, and approve the entering into of any associated documentation without limitation of a deed of variation (where required). 3. Noted this work will attract an annual revenue cost which includes additional catering / cleaning staff and associated life-cycling as identified in the terms of the existing PFI contract for the main school building, and additional cleaning, security and planned maintenance, without life-cycling, for the extended former CLC building which has been taken into the schools use, but remains outside the PFI. These revenue costs will be the responsibility of the schools budget and charged accordingly. 4. Noted that the breakdown of project costs highlighted in point 1 above, are detailed within section 4.4 of this report 		

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

³ Simply refer to supporting report where used as these matters have been set out in detail.

	<ol style="list-style-type: none"> 5. Noted that the programme dates identified in section 4.4 of this report, in relation to implementation of this decision, represent the critical path for project success and must be adhered to wherever possible. 6. Noted that the officer responsible for implementation is the Head of Service Learning Systems and the Head of Projects and Programmes, Asset Management & Regeneration and authorise them as a signatory of all other contract related documentation that is required to deliver the project. 7. Noted the negotiations held with solicitors acting on behalf of the Environments for Learning Leeds, PFI One Ltd and approve the expenditure the associated costs. 8. Given authority for the deed of variation of the PFI project agreement (the "Deed of Variation") to be executed and completed between Leeds City Council and the Environments for Learning Leeds, PFI One Ltd to vary the PFI project agreement to accommodate the introduction of a dining hall mezzanine floor, remodelled classrooms to two science laboratories, associated science store room, two science presentation classrooms, and remodelling of the existing 6th form areas, together with any other documentation required to facilitate these works, and 9. Given authority for any other necessary action to be taken to effect the Deed of Variation
	<p>A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)</p> <p>On 24th September 2020, Executive Board approved the expenditure of £5,051,606 from Capital Scheme number 33177/AGR/000 for the redevelopment and expansion of Allerton Grange School for September 2021. In February 2021, the Director Of Children's and Families approved the acceptance of the tender and award of the contract for the sum of £3,232,010.45 to build an extension to the former CLC to facilitate the permanent expansion of Allerton Grange School from 240 to 300 PAN. This was Phase 2 of a 3 phase programme of works to facilitate the permanent expansion of Allerton Grange School and works commenced on site following approval. This report is seeking approval to accept the tender for the sum of £865,291.92 for Phase 3 works issued by Tilbury Douglas Ltd via Leeds D&B One Ltd and Environments for Learning Leeds PFI One Ltd , the special purpose vehicle (SPV) for administering the PFI contract The works will be delivered via a deed of variation to the existing PFI contract, Environment for Learning Leeds PFI One Ltd, to deliver the changes within the existing PFI building as further work to support the permanent expansion of Allerton Grange School.</p> <p>While the former CLC building is owned by LCC, the expansion of the building will encroach onto the existing PFI site. The extension to the former CLC building will be subject to a deed of variation to remove this section of the site from the PFI agreement such that the extended building remains wholly in LCC ownership. A further deed of variation will be required for PFI approval of the internal remodelling works in the main building. These variations will attract lenders fees which are included in the project costs. There are revenue implications for increased unitary charge representative of the increased FM requirements due to the expanded facilities.</p> <p>The recommendation within the report does not have any direct nor specific</p>

	<p>impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.</p> <p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>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. There is a clearly identified need for additional secondary places in the inner north area of Leeds to meet an increase in pupil numbers in future years. To manage gradually increasing demand for secondary places in previous years, it has already been necessary to provide some additional temporary places at several schools in the inner north area and to permanently expand Roundhay School by 250 places. In addition, the greatest increase in demographics is around the Allerton Grange area and from within the schools catchment.</p> <p>With limited options available to meet the overall need, failure to act now and agree high quality expansion schemes at good schools, such as this, is likely to result in the Local Authority failing in its duty to provide sufficient secondary school places</p> <p>Completion of the work detailed is essential in order to provide the required accommodation associated with the additional secondary places needed at Allerton Grange School for September 2021.</p> <p>Any decision not to proceed at this stage would likely result in delays and risks the local authority's ability to meet its statutory duty for sufficiency of learning places for September 2021. There is also a corporate risk associated with failing to provide sufficient learning places in good quality buildings that meet the needs of local communities.</p>
Affected wards:	Roundhay, Moortown
Details of consultation undertaken⁴:	<p>Executive Member Executive Member</p> <p>Executive Member for Learning Skills and Employment was briefed in September 2020 prior to Executive Board</p> <p>Ward Councillors</p> <p>Ward members have been fully briefed on the proposals as part of pre-planning submission consultation, and briefing updates will be given at key stages thereafter.</p>


⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

	<p>Others</p> <p>The proposed scheme has been subject to consultation with key stakeholders including Children's and Families officers, the Head Teacher and Governing Body.</p> <p>Consultation with statutory consultees in Planning and Highways has been ongoing since project inception and will continue as the scheme develops. Planning application was submitted on 2nd November 2020 and approval granted on 2nd February 2021.</p>	
Implementation	<p>Officer accountable, and proposed timescales for implementation</p> <p>Head of Service Learning Systems and the Head of Programmes and Projects, City Development.</p> <p>Commencement of internal works : April 2021 for completion September 2021</p>	
List of Forthcoming Key Decisions⁵	Date Added to List:-	
	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision	
	<p>If Special Urgency Relevant Scrutiny Chair(s) approval</p> <p>Signature _____ Date _____</p>	
Publication of report⁶	If not published for 5 clear working days prior to decision being taken the reason why not possible:	
	<p>If published late relevant Executive member's approval</p> <p>Signature _____ Date _____</p>	
Call In	Is the decision available ⁷ for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public:	

⁵ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁶ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁷ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

Approval of Decision	Authorised decision maker ⁸ Sal Tariq – Director of Children & Families	
	Signature 	Date: 9/4/21

⁸ Give the post title and name of the officer with appropriate delegated authority to take the decision.