

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

Report to Director of Children and Families

Date: 29 March 2021

Subject: Allerton Grange Permanent Expansion Tender Acceptance and Agreement to Proceed with Deed of Variation to Existing PFI Contract

Are specific electoral wards affected? If yes, name(s) of ward(s): Roundhay / Moortown	<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? 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 seek approval to award a tender in respect of the proposed works at Allerton Grange School via a Deed of Variation on the existing PFI contract to enable internal remodelling as part of the wider school expansion works.
- 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. For the academic year starting in September 2018, a total of 1,600 new primary learning places were created to meet the continued demand and in 2019 315 were delivered. Since the peak in 2012 the birth rate has been declining resulting in the requirement for fewer permanent primary places and a decrease in the number of temporary or bulge solutions.
- 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
- 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. Allerton Grange School is popular and has already admitted more pupils than its Published Admission Number (PAN) for the past four years to help meet demand in the area. The school is located within an area of high demographic need, with limited alternative options available to respond to this.

The proposed 60 additional permanent year 7 places will provide some much needed additional capacity in Roundhay/Moortown to help manage future pressure.

- On 24th June 2020, Executive Board approved the proposal to permanently expand secondary provision at Allerton Grange School from a capacity of 1200 pupils to 1500 pupils in years 7 to 11 with an increase in the admission number from 240 to 300 with effect from September 2021.
- In June 2020 capital expenditure of £2,151,200.80 was approved for works to remodel and refurbish the former City Learning Centre (CLC) to provide accommodation for the September 2020 bulge cohort of 60 pupils. The former CLC building sits within the Allerton Grange School site but is not part of the PFI and is wholly owned by Leeds City Council.
- 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.
- The overall scheme costs of £7,202,806, which incorporates the previous approval of £2,151,200.80 for the bulge expansion for September 2020, and the remaining £5,051,606 to cover the costs of works for the permanent expansion.
- On 19th February 2021, the Director of Children's and Families approved the tender acceptance and contract award in the sum of £3,232,010.45 for the Phase 2 works to expand the former CLC building.
- The school has previously admitted over its published PAN of 240 to 270 and managed the additional capacity within the current footprint of the building. However in order to increase to a PAN of 300 additional accommodation will be required to support the permanent expansion.
- The impact of the Covid-19 pandemic on project risk, programme and cost is currently unknown, this is being actively managed by the Project Manager to ensure the scheme is delivered for September 2021. The cost plan detailed herein is priced to reflect the position known at the current stage as such they reflect the known risk of Covid-19 at this time and have adjusted accordingly, resulting in increased prelims, a longer programme, additional costs associated with productivity limitations as a result of social distancing etc. Any new escalation of the pandemic, outside of the known parameters, or changes to current Government guidance, remains an unknown and prevalent risk. The project team will continue to monitor this and report back to the Head of Programmes & Project at regular intervals. As well as a client held contingency commensurate with a project of this value to address any risks during construction, a separate sum for Covid-19 related risk has been allocated within the budget.

2. Best Council Plan implications (see the [latest version of the Best Council Plan](#))

- The scheme 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 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'. 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 total estimated cost and capital investment associated with the permanent expansion of Allerton Grange School will be £7,202,806. This figure includes the existing capital approval to spend of £2,151,200.80 to remodel the CLC building to accommodate the bulge cohort of 60 pupils (2FE) for September 2020. A separate contract has already been awarded for the remodelling works to the former CLC which has now been completed.
- In September 2020, Executive Board approved authority to spend and incur expenditure of £5,051,606 from capital scheme number 33177/AGR/000 for the redevelopment and permanent expansion of Allerton Grange School from September 2021. This covers the works which will be delivered by Phase 2 and Phase 3 of the project.
- The authority to spend included the sums for total estimated cost of the works including the all development costs, fees (including PFI fees), construction, decant, utilities, loose furniture & equipment, off-site Highways works, client held contingency.
- 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.
- The cost will be met the capital scheme 33177/AGR/PH2 as part of the Learning Places Programme as part of the September 2020 Executive Board approval to spend.

Recommendations

The Director of Children and Families is requested to:

1. Approve 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. Approve 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. Note 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. Note that the breakdown of project costs highlighted in point 1 above, are detailed within section 4.4 of this report
5. Note 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. Note 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. Note 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. Give 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. Give authority for any other necessary action to be taken to effect the Deed of Variation

1.0 Purpose of this report

- 1.1 The purpose of this report is:
- 1.2 To provide background information with respect to the proposed internal alterations at Allerton Grange School which is necessary to meet the Authority's statutory duty to ensure sufficiency of school places local to the area.
- 1.3 To seek approval to accept 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) from the capital scheme number 33177/AGR/PH2 in order to undertake the aforementioned works.
- 1.4 To seek approval of construction supervision costs via Leeds D&B one Ltd for this phase of works at a cost of £15,000 which includes clerk of works, quantity surveyor and CDMA responsibilities
- 1.5 To seek approval to proceed with the necessary Deeds of Variation for the changes to the PFI contract, and the expenditure of up to £108,500 in legal fees for negotiations and agreement on the Deeds of Variation.

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. 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 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 Children's & Families Learning Places Programme. Project management of schemes arising from this process are delivered by City Development's Projects & Programmes Team in Asset Management and Regeneration.
- 2.3 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.
- 2.4 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
- 2.5 Allerton Grange School is popular and has already admitted more pupils than its Published Admission Number (PAN) for the past four years to help meet demand in the area. The school is located within an area of high demographic need, with limited alternative options available to respond to this. The proposed 60 additional permanent year 7 places will provide some much needed additional capacity in Roundhay/Moortown to help manage future pressure.
- 2.6 On 24th June 2020, Executive Board approved the proposal to permanently expand secondary provision at Allerton Grange School from a capacity of 1200 pupils to 1500 pupils in years 7 to 11 with an increase in the admission number from 240 to 300 with effect from September 2021.
- 2.7 The school has previously admitted over its published PAN of 240 to 270 and managed the additional capacity within the current footprint of the building. However in order to increase to a PAN of 300 additional accommodation will be required to support the permanent expansion.
- 2.8 Works to accommodate a bulge expansion of 60 pupils has already been undertaken for September 2020. This work has created general teaching accommodation for 6th form pupils in the former CLC building on the site in order to facilitate a bulge cohort in the main school following approval of capital expenditure in June 2020 for £2,151,200.80 specifically for the bulge. Further works to expand the CLC building and remodelling within the main school building are necessary in order to enable the permanent expansion of the school as pupil numbers grow to meet the maximum PAN.
- 2.9 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 in February 2021.
- 2.10 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.

- 2.11 A further deed of variation will be required for PFI approval of the internal remodelling works in the main building, the subject of this report. These variations will attract lenders fees which are included in the project costs.
- 2.12 The proposal to expand Allerton Grange School has been developed by City Development's Projects & Programmes Team on behalf of Children's & Families. Under the exclusivity arrangements detailed within the Strategic Partnering Agreement (SPA) the Leeds Local Education Partnership (LLEP) have been appointed to deliver the proposals for Allerton Grange School.
- 2.13 The permanent expansion proposals have been subject to a planning application, which has been formally determined and approved on 2nd February 2021.

3.0 Main issues

Design Proposals

- 3.1 The proposed work to expand Allerton Grange School to facilitate the permanent increase in pupil numbers consists of the following components:
- 3.2 Phase 2 already in construction following approval in February 2021 include :
- Construction of an extension to the former CLC building to create a further 6 classrooms, staff work room, store room and additional changing rooms to accommodate increased pupil numbers
 - External works for provision of additional parking spaces, electric vehicle charging points, additional pupil and staff cycle storage
 - Associated landscaping and external works.
- 3.3 Phase 3 to be delivered via a Deed of Variation on the existing PFI contract:
- Introduction of a mezzanine floor in the main school building to create increased dining space
 - Conversion of science labs, and 2 group rooms into 2 full sized labs to accommodate full class sizes, and associated science equipment storage
 - Conversion of 2 English teaching class bases into science presentation teaching spaces to accommodate full class sizes
 - Separation of the existing 6th form common room into 2 teaching spaces
- 3.4 Additional works to meet requirements for planning approval
- Off-site highways works as necessary to support the redeveloped school, which will be delivered via the authority's highways department. Costs for this work were included in the authority to spend approved at Executive Board in September 2020.
- 3.5 Project Delivery
- 3.5.1 Phase 2 works to extend the former CLC building have already commenced following approval in February 2021 to award a head contract Leeds Local Education Partnership and a 'pass down contract' between the LLEP and the appointed contractor. In order to mitigate the risk of tier 1 contractor insolvency the LLEP Partnership have allowed for 'step-in' rights in the pass down contract to the contractor.
- 3.5.2 The proposed works for final phase of the scheme is for the internal remodelling of the main PFI building on the site to provide additional spaces for dining by the introduction of a mezzanine floor, and to meet curriculum demands and increased pupil numbers by

remodelling of existing general teaching spaces to science labs and presentation rooms, alongside remodelling of the former 6th form social space.

3.3.3 A tender submission for the above has been submitted via Leeds D&B One Ltd and the PFI SPV, Environment for Learning Leeds, PFI One Ltd, in line with the variation process outlined in the associated PFI contract. The work will be delivered by the PFI provider, Tilbury Douglas Ltd, as set out in the PFI contract.

3.3.4 The tender value of the works detailed within this report is £865,291.92. In addition there are fees from Leeds D&B One Ltd of £15,000 for this element of construction supervision, and up to £108,500 in legal fees for negotiations held with solicitors on behalf of the Environment for Learning Leeds, PFI One Ltd. This falls within the September 2020 Executive approval values for the whole scheme delivery, taking account of of contracts already awarded for the bulge expansion and Phase 2 works to expand the former CLC building.

Programme

3.3.5 The key milestones to achieve the final phase of the Allerton Grange Expansion scheme are set out below:

- Approval of this report w/c 29/03/21
- Mezzanine floor steels erection w/c 04/04/21
- Completion of internal works and handover w/c 23/08/21
- Occupation w/c 30/08/21

3.3.6 Approval of this report and acceptance of the tender sum and the associated changes to the existing PFI contract represents the critical path and is therefore essential to ensure delivery of the project in accordance with the above dates.

4.0 Corporate considerations

4.1 Consultation and engagement

4.1.1 The publication of the Statutory Notice to expand Allerton Grange School was approved by Executive Board on 12 February 2020. Final determination was subsequently approved by the Executive Board 24 June 2020.

4.1.2 The proposed scheme has been subject to consultation with key stakeholders including Children's and Families officers, the Head Teacher and Governing Body and the Executive Member for Learning Skills and Employment. 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.

4.1.3 Throughout the design process we have, and will continue to consult with the school and the governing body to ensure that the final product meets expectations and that any changes proposed do not materially affect the operation and success of the school. The school have been engaged on the development process and are fully supportive of the scheme.

4.1.4 Consultation with statutory consultees: 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.

4.2 Equality and diversity / cohesion and integration

4.2.1 The recommendation within this report does 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 and an independent impact assessment is not required for the approvals requested. A copy is included as Appendix A to 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 ensure there are sufficient school places for all children living in Leeds. Providing places local to where children live improves accessibility, reduces the journey to school and reduces the risk of non-attendance.
- 4.3.2 This contributes to the 2020/2025 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 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.

Climate Emergency

- 4.3.3 Full sustainability proposals have been included within the planning application in order to meet the requirements of the associated planning policies, such as EN1 and EN2.
- 4.3.4 In line with planning policy EN8 provision of parking spaces has been included in the design to meet the requirement for provision of electric vehicle charging points.
- 4.3.5 During the works period, the contractor will seek to minimise construction waste and CO2 emissions, and suitably manage site waste for the purposes of reuse and / or recycling.
- 4.3.6 The planning conditions for the works to expand the school include the development of the school 'Travel Plan' to seek sustainable travel options, the project will respond to the requirements of the Travelwise Team and colleagues from Highways to ensure appropriate pedestrian and cycle provisions are allowed for.

4.4 Resources, procurement and value for money

- 4.4.1 In September 2020, Executive Board approved authority to spend and incur expenditure of £5,051,606 from capital scheme number 33177/AGR/000 for the redevelopment and permanent expansion of Allerton Grange School from September 2021. This covers the works which are already in delivery for Phase 2, and the final internal remodelling works which are the subject of this report.
- 4.4.2 In line with CPR 3.1.5, the requirements for internal remodelling to the main school building (Phase 3 works) are subject to existing contractual arrangements with the PFI, Environments for Learning Leeds, PFI One Ltd, and is in-line with the variation process outlined in the PFI contract. The PFI provider under the existing contract will deliver the works via Tilbury Douglas Ltd.
- 4.4.3 NPS (Leeds) were commissioned to advise whether the proposed construction offers value for money. The outcome of their review is that the costs submitted are in line with current market rates.
- 4.4.4 The cost will be met through capital scheme 33177/AGR/PH2, a sub-scheme to 33177/AGR/000, as part of the Learning Places Programme.

Revenue Effects

4.5 Due to the structure of the PFI contract the life-cycle and maintenance allowance under the Unitary Charge will increase as a consequence of the works detailed in this report. This equates to an annual increase currently estimated at £74,492.78 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. Also included in the above sum, costs are added for 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. The final costs are currently under review and all steps will be taken to minimise these prior to final agreement and acceptance by the school.

4.6 Legal implications, access to information, and call-in

4.6.1 The approval of this report constitutes a Significant Operational Decision and as such will not be subject to 'Call-In'.

4.6.2 While the former CLC building is owned by LCC, the Phase 2 works for 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.

4.6.3 A further deed of variation will be required for PFI approval of the Phase 3 works of internal remodelling works in the main building. These variations will attract lenders fees which are included in the project costs

4.6.4 Legal costs for work negotiations with solicitors acting on behalf of Environments for Learning Leeds, PFI One Ltd, up to a value of £108,500, have been included within the approvals sought in this report

4.6.5 Leeds City Council's PFI Contract Management Team have been commissioned to provide support specifically around ensuring that the change process is appropriately managed.

4.7 Risk management

4.7.1 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

4.7.2 A joint risk log has been developed for the scheme and will be updated and maintained 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.

4.7.3 The full extent of the Covid-19 global pandemic and the end of the Brexit transition period are still to manifest, and as such remains a 'known unknown' risk. Consequently it is not possible to mitigate these risks to the fullest extent as it is not known how deep or far reaching they will be. The cost plan detailed herein is priced to reflect the position known at the current stage as such they reflect the known risk at this time and have adjusted accordingly, resulting in increased prelims, a longer programme, additional costs associated with productivity availability and limitations as a result of social distancing etc. Any new escalation, outside of the known parameters, or changes to current Government guidance, remains an unknown and prevalent risk. The project team will continue to monitor this and report back to the Head of Programmes & Project at regular intervals.

- 4.7.4 As well as a client held contingency commensurate with a project of this value to address any risks during construction, a separate sum for Covid-19 related risk has been allocated within the budget.
- 4.7.5 Completion of the work detailed in this report is essential on order to provide the required accommodation associated with the additional secondary places needed at Allerton Grange School for September 2021.
- 4.7.6 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.
- 4.7.7 If the proposal does not proceed there is a risk that increased demand for places in the local area would have to be met further from the area of need, reducing the opportunity for more children and young people to walk to their local school, and potentially increasing journey times and car use.

5.0 Conclusions

- 5.1 In order to accommodate previous bulge cohorts and the permanent expansion from a PAN of 240 to 300 in 2021 at Allerton Grange School it is necessary to undertake the works detailed in this report.
- 5.2 The delivery of the works at Allerton Grange School will be managed by City Developments Projects and Programmes Team on behalf of Children's and Families in conjunction with the Environment for Learning Leeds, PFI One Ltd, Leeds D&B One Ltd, and Tilbury Douglas Ltd.
- 5.3 The total scheme cost as approved at September 2020 Executive Board is £7,202,806 which includes the initial internal remodelling works to the former CLC building, Phase 2 works to extend the former CLC building and Phase 3 works covered by the approvals sought in this report for internal remodelling to the main PFI building. The remaining sums after main construction costs include all development costs, fees decant, utilities, loose furniture & equipment, off-site Highways works and client held contingency.

6.0 Recommendations

The Director of Children and Families is requested to:

- 6.1 Approve 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.
- 6.2 Approve 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).
- 6.3 Note 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, 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.

- 6.4 Note that the breakdown of project costs highlighted in point 1 above, are detailed within section 4.4 of this report
- 6.5 Note 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.
- 6.6 Note 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.
- 6.7 Note the negotiations held with solicitors acting on behalf of the Environments for Learning Leeds, PFI One Ltd and approve the expenditure the associated costs.
- 6.8 Give 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
- 6.9 Give authority for any other necessary action to be taken to effect the Deed of Variation

7.0 Background documents¹

7.1 None

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.