



## Report of Head of Projects & Programmes

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

Date: Friday 16 April 2021

Subject: Design development fees associated with the proposed expansion of Allerton High



Are specific electoral wards affected? If yes, name(s) of ward(s): Alwoodley	<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 commit to design development fees in the sum of £350,000 to carry out RIBA stages 1-4 in relation to the proposed expansion of Allerton High. This work will be carried out at risk in parallel with the statutory consultation process in order to be in a position to deliver the additional accommodation associated with the expansion for 2022 should the proposal be approved at September's Executive Board.
- The total cost of £350,000 includes preparing the planning application which will not be submitted until after the outcome of Executive Board in September 2021.
- The proposed expansion is from 220 places to 280 and therefore an increase of 2 forms of entry (FE)
- Allerton High is a PFI school and will be subject to lender approval and the standard legal process in relation to amending the Deed of Variation (DoV) and agreeing the uplift to the unitary charge/FM services with all parties.

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

- The proposed expansion scheme associated with the design development fees 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 proposed expansion scheme associated with the design development fees 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 Learning Places Programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.

### **3. Resource Implications**

- The report seeks a commitment of £350,000 to progress through RIBA stages 1-4.
- The capital investment will be met through scheme number 33178/AHS/000 for Allerton High expansion works as part of the Learning Places Programme.

### **Recommendations**

- a) The Head of Learning Systems is required to approve entering into design development fees of £350,000 and commissioning the Local Education Partnership (LEP) to carry out RIBA stages 1-4 in order to be in a position to deliver the accommodation for the proposed permanent expansion for September 2022 (should the scheme be approved at Executive Board in September 2021)

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

- 1.1 The purpose of this report is to seek approval to enter into design development fees of £350,000 in relation to the proposed expansion of Allerton High. This will be carried out at risk in parallel with the statutory consultation process in order to be in a position to deliver the additional accommodation required to allow the school to expand from September 2022 (should the proposal be agreed by Executive Board) The fees include developing and collating all the information required for the planning application but the submission will not take place until after the outcome of September's Executive Board.

#### **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 (LCC) 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 need for primary school places in the Alwoodley/Moortown area has increased significantly in recent years resulting in the expansion of a number of local primary schools. This increase is now feeding through into secondary schools. To help manage the number of secondary places available for families in this area, Leeds City Council is consulting on a proposal to permanently expand Allerton High School.

2.3 The number of children living across the Alwoodley/Moortown area, and in particular those living nearest to both Allerton High and Allerton Grange School has increased over recent years. Parental preferences for the school have been increasing and families moving into the area and families living outside of the area who have a priority for places - siblings for example, affect how many places are available for families living in the area to secure a place locally. Additional places would help ensure that more local families could secure a school place in their area.

2.4 Allerton High has admitted additional pupils above its admission number for a number of years to support the rising demand for more secondary places in the local area. Its Published Admission Number permanently increased from 198 to 220 from September 2021, along with the introduction of 'zones' into the catchment priority area. The zones were introduced to manage the impact of an increase in the number of families who would not otherwise be able to secure a place at Allerton High due to their geographical location of living furthest north in the catchment priority area, and who would also be unlikely to qualify for a place at any other local schools. Zone 1 covers the area to the north of Allerton High, including the school site, and has a higher priority than zone 2, which is to the south of the school. Families living in zone 2 have a catchment priority for other schools so if they are unable to secure a place at Allerton High they could reasonably be expected to qualify for a place at a number of other local schools.

There are no plans to change the zones at this time so if the expansion were to progress the priority for places will remain the same as it is now.

2.5 Allerton High currently offers both Resource Provision and Partnership Provision places for pupils with additional learning needs. Usually these pupils will have an Education, Health and Care Plan (EHCP). A Resource Provision is comprised of additional specialist facilities on a mainstream school site for a small number of pupils who have specific additional learning needs. Pupils accessing the Resource Provision are on the roll of Allerton High and spend most of their time in mainstream lessons, accessing additional support as appropriate in relation to their specific needs. Pupils attending the Partnership Provision are on the roll of North West SILC but access their learning at Allerton High, supported by specialist staff.

If the proposed permanent expansion went ahead the Resource Provision and Partnership Provision places would still be available and the associated build scheme would include sufficient accommodation for both types of provision to be able to operate effectively.

- 2.7 RIBA stages 1-4 costing £350,000 need to be carried out a risk prior to final determination of the statutory consultation process at September's Executive Board in order to be in a position to deliver the additional accommodation associated with the proposed expansion for September 2022. The risk is low as there is political support for the expansion following a number of children not being allocated a place at their nearest school prior to formal offer day. The head and Governing Body at Allerton High have since agreed to take a bulge cohort of 30 places from September 2021 to help alleviate the situation ahead of a permanent expansion in 2022. The bulge works for September 2021 which consist of 6 temporary classrooms (in modular form) will be approved under a separate design and cost report/capital scheme under the Learning Places Programme.
- 2.9 If we wait until the outcome of September's board before commencing RIBA stages 1-4 it will not be possible to deliver the permanent works for September 2022 and further temporary accommodation will be required at an approximate cost of £1.5m This approach is not deemed value for money or best use of Council funds.
- 2.8 The LEP and Norfolk Property Services (NPS) will be commissioned to deliver this project in conjunction with a designated Project Officer from the Projects and Programme team in City Development (working on behalf of Children's Services)

### **3. Main issues**

- 3.1 Early viability indicates that the floor area associated with the additional teaching and learning spaces required to increase the school to a pupil admission number (PAN) of 280 (from 220) can be accommodated on the existing site. This will be in the form of a new block with multiple floors which will be connected to the main building.
- 3.2 Initial conversations have been held with the school and a draft schedule of accommodation has been produced by NPS in conjunction with LCC and the LEP.
- 3.3 We now need to progress through RIBA stages 1-4 to develop the design and finalise the schedule of accommodation in order to commence pre-application conversations with planning and highways colleagues regarding expectations around additional parking spaces/off-site measures and to obtain early feedback on the positioning of the building and external finishes/use of materials etc.
- 3.4 The main focus will be on providing sufficient teaching spaces to enable the increase to the PAN but consideration will also be given to staff accommodation, toilets and the pressures around the current dining facilities. Proposed changes to outdoor provision will also be explored as part RIBA stages 1-4.

### **4. Corporate considerations**

#### **4.1 Consultation and engagement**

- 4.1.1 The statutory consultation process associated with the proposed expansion of Allerton High to a PAN of 280 commenced on 31 March with the first stage closing on 7 May ahead of a report going to Executive Board in June seeking permission to publish the statutory notice. Therefore early discussions have already taken place with the Head Teacher & Governing Body the Executive Member for Learning, Skills and Employment, Alwoodley Ward Members and the local community.
- 4.1.2 There will be three online consultation sessions which can be accessed via computer or by phone. Council officers and a member of the school's leadership team will be available to answer questions and discuss any thoughts parents, carers or members of the public might have about the proposal. The sessions have been arranged for the following dates.
- Wednesday 7 April 18.00-19.00
  - Tuesday 20 April 19.00-20.00
  - Monday 26 April 19.00-20.00
- 4.1.3 Following the statutory notice period a report will be submitted to September's Executive Board seeking final determination of the expansion proposal.
- 4.1.4 Further consultation sessions and flyer drops will be arranged later in the year as part of the planning submission process subject to Executive Board approval in September. This will give staff, parents, carers and local residents the opportunity to look at the plans associated with the expansion and ask the project team any questions. The format of these sessions will depend on the current situation with Covid-19 and the relaxing of lockdown measures.
- 4.1.5 Executive Members and Ward Members will continue to be briefed throughout the process at key milestones within the programme.

## **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 This scheme (should it be approved by Executive Board) 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 Learning Places 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 will be included in the planning submission and will address the aspects of LCC's climate change agenda.

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

The report seeks approval to spend £350,000 associated with progressing through RIBA stages 1-4 in order to be in a position to deliver the permanent expansion works for September 2022 should the project be approved by Executive Board in September 2021. The fees include design development and the preparation of the planning application. However the latter will not be submitted until after the outcome of Executive Board final determination in September 2021.

#### **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 proposed expansion 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 will be 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 The PFI Contract and contractual support is being provided by Procurement & Commercial Service (PAC's). In addition, PACS will provide any appropriate legal advice.
- 4.6.5 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 deliver the additional accommodation associated with the permanent expansion of Allerton High for September 2022 it is necessary to progress through RIBA stages 1-4 at risk in parallel with the statutory consultation process.
- 5.2 If we wait until the outcome of September's board before commencing RIBA stages 1-4 it will not be possible to deliver the permanent works for September 2022 and further temporary accommodation will be required at an approximate cost of £1.5m. This approach is not deemed value for money or best use of Council funds.

## **6. Recommendations**

- 6.1 The Head of Learning Systems is required to approve entering into design development fees of £350,000 and commissioning the Local Education Partnership (LEP) to carry out RIBA stages 1-4 in order to be in a position to deliver the accommodation for the proposed permanent expansion for September 2022 (should the scheme be approved at Executive Board in September 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.