

**Report of Head of Projects & Programmes**

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

**Date: 7 May 2021**

**Subject: Early works package associated with bulge works at Allerton High for September 2021**



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 incur costs of £282,000 in relation to commissioning an early works package at Allerton High to ensure the temporary accommodation is delivered for September 2021.
- The total cost of £282,000 includes securing factory slots, placing early orders for materials/labour, and incurring design development fees.
- The school has agreed to take an extra 30 places in Year 7 from September 2021 on a temporary basis and require additional accommodation to support the increase. This will be in the form of 6 additional classrooms.
- A further Design Cost Report will be submitted in the near future to cover the main package of works and request authority to spend on the overall scheme budget.
- 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 bulge scheme associated with the early works package 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 bulge scheme associated with the early works package 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 authority to spend and incur costs of £282,000 in relation to an early works package required to ensure the accommodation is delivered for September 2021.
- The capital investment will be met through scheme number 3317/BGE/ALL for Allerton High bulge works as part of the Learning Places Programme.

### **Recommendations**

- a) The Head of Learning Systems is required to approve authority to spend and incur costs of £282,000 associated with entering into an early works package at Allerton High. This will be met through scheme number 33177/BGE/ALL.

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

- 1.1 The purpose of this report is to seek approval to enter into an early works package consisting of securing factory slots, placing orders for materials/labour and incurring design development fees in order to deliver the additional accommodation required at Allerton High for September 2021.

#### **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.
- 2.5 The head and Governing Body at Allerton High have agreed to take a bulge cohort of 30 places from September 2021 to help alleviate the situation ahead of a proposed permanent expansion in 2022 (which will form part of a separate approval process)
- 2.6 Due to the tight timescales associated with the programme if we don't proceed with the early works outlined within the report it will not be possible to meet a September 2021 delivery for the new accommodation. As a consequence of this there will be nowhere to teach the 30 additional pupils (250 in total) in Year 7 for the start of the new academic year.
- 2.7 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 The bulge works consist of delivering 6 additional classrooms (in modular form) along with extra parking spaces and some off-site highways measures to accommodate a 30 place bulge for September 2021. This report focuses on the need to approve an early works package to ensure the accommodation is in place for September. This consists of securing factory slots, placing orders for materials/labour and incurring design development fees.
- 3.2 A planning application associated with the main construction works will be submitted week commencing 10 May to secure approval for the additional accommodation.

## **4. Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 Consultation has taken place with the Head Teacher, Governing Body and staff at Allerton High regarding the proposal to deliver 6 new classrooms for September 2021 to manage the additional cohort of pupils as well as to manage the existing pressure for space within the main building.
- 4.1.2 Ward Members and The Executive Member associated with the Learning Places Programme have also been briefed on the proposal.
- 4.1.3 Local residents living adjacent to the school boundary will be issued a flyer as part of the planning submission process outlining the building works taking place over the summer period.
- 4.1.4 Executive Members and Ward Members will continue to be briefed throughout the main scheme of works 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 A) 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 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 for the main set of works.

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

The report seeks approval to spend £282,000 associated with an early works package in order to be in a position to deliver 6 new classrooms as part of the bulge works for September 2021. The costs include securing factory slots, procuring materials/labour, early fabrication works and design development fees.

#### **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 bulge cohort for September 2021.
- 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 required as part of the bulge works.
- 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 accommodation associated with the bulge cohort of 30 places at Allerton High for September 2021 it is necessary to progress with an early works package in advance of the main works commencing in July 2021.

5.1.1 If we wait until the commencement of the main construction works it will not be possible to deliver the 6 classrooms required for September 2021 and there will be nowhere to teach the additional 30 children going into Year 7 (250 places in total)

## **6. Recommendations**

6.1 The Head of Learning Systems is required to approve authority to spend and incur costs of £282,000 associated with entering into an early works package at Allerton High. This will be met through scheme number 33177/BGE/ALL.

## **7.0 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.