

## Laurence Calvert Temporary Site Tender Acceptance Report

Date: 7 June 2021

Report of: The Head of Service Learning Systems Children & Families

Report to: The Director of Children's & Families

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

### What is this report about?

#### Including how it contributes to the city's and council's ambitions

- The purpose of the report is to seek authorisation to proceed with the acceptance of the tender submitted by Leeds D&B One in the sum of £5,880,978 for Laurence Calvert temporary site opening in September 2021. The overall cost is split into £4,111,856 of capital spend and £1,769,122 of revenue spend.
- 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'. 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

### Recommendations

The Director of Children's & Families is requested to:

- a) Approve acceptance of the tender submitted via the Leeds Local Education Partnership in the sum of £5,880,978 inclusive of all professional design fees incurred by the appointed contractor, development costs and surveys incurred by the contractor. The overall cost is split into £4,111,856 of capital spend and £1,769,122 or revenue spend.
- b) Approve entering into a contractual agreement with Leeds D&B One Ltd to deliver Laurence Calvert Free School on a temporary site for September 2021. This will take the form of a JCT 2016 head contract between the authority and Leeds D&B One Ltd for the sum of £5,880,978.

- c) 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.

### Why is the proposal being put forward?

- 1 The growing pressure for secondary school places in south Leeds has been known for some time and in 2017, the Council supported the 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, to be delivered on the former Middleton High School site for September 2019. In supporting this ambition in September 2018 Executive Board approved the disposal of the Middleton Park Depot to the Ministry for Housing, Communities and Local Government in order to allow the construction of a new school for the Cockburn Laurence Calvert Academy Free School and by December 2018, the site was decanted in anticipation of the proposed school development.
- 2 The Department for Education (DfE) are responsible for the delivery of the permanent Cockburn Laurence Calvert free school and their current programme shows a very constrained programme for the opening of the school for September 2022. Recent conversations with the DfE have highlighted the potential for an opening of the school at a point in time during the 2022/23 academic year. To date the on-going shortfall in South Leeds has been managed through placing temporary bulge cohorts and permanently expanding existing schools in the South. However, without the Cockburn Laurence Calvert free school opening for 2021 and potentially 2022, it is no longer possible to meet the full need through our existing portfolio. As a consequence the Council and the DfE have agreed to open a temporary school for September 2021. The site in question, identified in discussions with ward members is an area adjacent to the permanent Cockburn Laurence Calvert free school, on the Middleton Leisure Centre site.
- 3 The temporary school, when delivered for September 2021 will effectively bring forward the opening of the Cockburn Laurence Calvert free school, albeit the permanent site will not be complete by then. On the basis that the Cockburn Laurence Calvert free school is unlikely to open for the start of the 2022 academic year the temporary solution has been designed to provide 2 years of accommodation - 210 pupils per years for a maximum of two years (total of 420 pupils)
- 4 The works consist of classroom provision, office accommodation, group rooms, storage, conference/meeting room, ICT suite, main hall, kitchen and welfare facilities as well as car parking and pupil drop off, all of which increases from year 1 to year 2 as the pupil and staff numbers increase.

### What impact will this proposal have?

**Wards affected: Middleton Park**

Have ward members been consulted?

Yes

No

- 5 The opening of Laurence Calvert Free School on a temporary site for September 2021 will enable Leeds City Council to deliver its statutory duty of providing a school place for every child. The decision taken within this report allows the contract to be awarded and the works to progress on site in order to achieve the targeted handover date of 30 August 2021. If the decision is not taken the handover date will not be achieved and the school will fail to open on time for the start of the 2021/2022 academic year.

- 6 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.
- 7 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 as part of the background papers) and the outcome of the screening is that an independent impact assessment is not required for the proposal set out in this report.
- 8 The approval of this report constitutes a Significant Operational Decision and as such will not be subject to 'Call-In'.

### **What consultation and engagement has taken place?**

- 9 The proposed scheme 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.
- 10 This proposal has involved a number of school engagements with key representatives i.e. Head Teacher and members of the Trust.
- 11 Consultation with statutory consultees, namely Planning, Landscape, Highways has been ongoing since project inception and will continue as the designs are developed. The planning officer is recommending a delegated decision based on the feedback from statutory consultees and no local objections having been received to date.
- 12 Ward Members were briefed on 3 occasions prior to the submission of the planning application on 16 and 20 November and again on the 8 December 2020.
- 13 The proposal detailed herein has been tabled at Good Learning Places Board and Programme Risk and Control Group. Members of School Places Programme Board including the Director for Childrens & Families, the Director for City Development and the Director for Resources & Housing have also been regularly briefed since the start of the process.
- 14 A public consultation including a flyer drop to local residents was carried out between 27 November and 4 December and there is a further opportunity for the local community to comment as part of the formal planning process.
- 15 Consultation has also taken place with the tenants associated with St Georges One Stop Centre i.e. NHS Trust as there will be a requirement for vehicles to enter the school site off St Georges Road which is also the access route for the centre. The schools access will not have a negative impact on the centre or its car park as the school site is self-contained and will have sufficient parking for all staff members (full time equivalent) with overspill for visitors and drop off for parents.

### **What are the resource implications?**

- 16 In order to deliver the required accommodation in time for commencement of the 2021/22 academic year the works detailed within this report have been procured under the Strategic Partnering Agreement (SPA) between the Leeds Local Education Partnership (LLEP) and Leeds City Council. The associated procurement rules applied to this process has been adhered to. The exclusive supplier arrangements, detailed under CPR 3.1.5, have been invoked in this instance.
- 17 The tender value of the works is £5,880,978 which is inclusive of all other additional fees/services. The overall cost is split into £4,111,856 capital spend and £1,769,122 revenue spend.

### **What are the legal implications?**

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

### **What are the key risks and how are they being managed?**

- 19 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)
- 20 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.
- 21 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.
- 22 A joint risk log 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.

### **Does this proposal support the council's three Key Pillars?**

Inclusive Growth       Health and Wellbeing       Climate Emergency

- 23 The opening of Laurence Calvert Free School supports the Inclusive Growth Strategy as part of the on-going development of the economy and providing more employment opportunities for citizens of Leeds. It also enables regeneration within a deprived area of the City.
- 24 The opening of the school supports the Council's Health and Wellbeing plan by ensuring children feel safe and secure within their day to day learning environment and are supported by a family of teachers and staff members.
- 25 A climate change statement was submitted as part of the planning submission in line with the Council's climate emergency agenda.

### **Options, timescales and measuring success**

#### **a) What other options were considered?**

26 To date the on-going shortfall in South Leeds has been managed through placing temporary bulge cohorts and permanently expanding existing schools in the South. However, without the Cockburn Laurence Calvert free school opening for 2021 and potentially 2022, it is no longer possible to meet the full need through our existing portfolio.

**b) How will success be measured?**

27 Success will be measured through the targeted handover date being achieved and the new school opening on the temporary site for September 2021.

**c) What is the timetable for implementation?**

28 The decision is required at the earliest convenience.

**Appendices**

29 N/A

**Background papers**

30 EDCI screening document