

# Design Cost Report for Allerton High Bulge works September 2021

Date: 9 July 2021

Report of: Head of Projects & Programmes

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 this report is to seek authority to spend and incur expenditure of £1,507,600 from capital scheme number 33177/BGE/ALL to deliver 6 temporary modular classrooms at Allerton High for September 2021. The total project cost of £1,932,300 also includes £424,700 of revenue costs as the additional classrooms will be rented rather than purchased.
- A previous design cost report for £282,000 associated with an early works package was approved for this scheme in May 2021 (and is included within the overall £1,932,300 figure)
- The total cost of £1,932,300 is inclusive of design development, construction, fees, furniture and equipment and highways works.
- The proposed bulge 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 proposed bulge 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 Learning Places Programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes
- 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. This will form a separate design cost report once the details have been finalised.

## Recommendations

- a) Approve authority to spend and incur expenditure of £1,507,600 from capital scheme number 33177/BGE/ALL in order to deliver the accommodation and supporting works associated with the 30 place bulge cohort for September 2021.
- b) Note revenue costs of £424,700 will also be incurred as part of the bulge works.
- c) Note the programme dates identified in section 10 of this report require the main works to commence on site in July 2021, which is within the call-in period and the critical timeline to ensure the success of the project; and as such approve the recommendation to exempt this report from call-in.
- d) Note that the officer responsible for implementation is the Head of Service Learning Systems in Children's and Families Directorate.
- e) Note that the approvals associated with amending the deed of variation under the PFI contract are subject to a separate approval process and a design and cost report will be submitted once the uplift costs have been finalised.

## Why is the proposal being put forward?

- 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 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.
- 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.

- 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.
- 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)
- 6 Due to the tight timescales associated with the programme delivery for September 2021 it is requested that this report be exempt from call. The consequence of the report being called in is that it would impact on the handover date and the ability to accommodate the additional 30 Year 7 pupils.
- 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)

#### What impact will this proposal have?

**Wards Affected: Alwoodley**

Have ward members been consulted?

Yes

No

- 8 This proposal will enable 30 additional Year 7 children to obtain a place at their preferred secondary school and ensure Leeds City Council meets its statutory duty in providing every child with a school place. It will also help ensure that more local families can secure a school place in their area.
- 9 The additional teaching spaces provided as part of the bulge works will help ease pressures within the main building which accommodates significantly more children than what it was originally built for under the Building Schools for the Future programme.
- 10 The works include installing 6 classrooms in modular form (including toilets and teaching storage) along with providing additional parking spaces to accommodate an increase in staff members. In order to meet the current programme and deliver the accommodation for September works are required to commence on site in July 2021.
- 11 This work is subject to planning permission which will be approved under delegated powers at officer level.

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

- 12 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.

- 13 Ward Members and The Executive Member associated with the Learning Places Programme have also been briefed on the proposal.
- 14 Local residents living adjacent to the school boundary were issued a flyer as part of the planning submission process outlining the building works taking place over the summer period.
- 15 Consultation has also taken place with key stakeholders such as highways, legal, finance, School Places Programme Board, Programme Risk and Control Group and Good Learning Places Board.
- 16 Executive Members and Ward Members will continue to be briefed throughout the main scheme of works at key milestones within the programme.

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

- 17 The total cost of £1,932,300 is a combination of capital and revenue investment. The revenue aspect is a result of the modular units being hired rather than purchased due to their temporary nature. The total rental cost for this scheme is £424,700. The total capital investment of £1,507,600 includes the fabrication and installation of the modular units, ground works associated with the building foundations, installing services, drainage and remedial works to the existing car park to create additional spaces for staff parking.
- 18 The capital element of the cost will be met through the following capital scheme number 33177/BGE/ALL for Allerton High as part of the Learning Places Programme
- 19 The revenue element of the cost will be met through the Children's and Families Directorates allocation of CIL funding.
- 20 Completion of the works detailed herein are essential in order to accommodate the additional 30 places detailed in this report for September 2021.
- 21 Capital funding and cash flow table – **see breakdown of costs below**

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	0.0					
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	282.0			282.0		
OTHER COSTS (7)	0.0					
<b>TOTALS</b>	<b>282.0</b>	<b>0.0</b>	<b>0.0</b>	<b>282.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	1013.4			1013.4		
FURN & EQPT (5)	100.0			100.0		
DESIGN FEES (6)	112.2			112.2		
OTHER COSTS (7)	0.0					
<b>TOTALS</b>	<b>1225.6</b>			<b>1225.6</b>		
Total overall Funding (As per latest Capital Programme)	TOTAL £000's					
Basic Need Grant	1507.6			1507.6		
Total Funding	1507.6			1507.6		
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Parent Scheme Number: 33177/000/000

Title: BASIC NEED EXPANSIONS 2021/2022

## Revenue Effects

- 22 The total revenue cost associated with this project is £424,700 and will be met through the Children's and Families Directorates allocation of CIL funding.

## What are the legal implications?

- 23 The approval of this report constitutes a 'Key Decision' however due to programme restrictions and the urgency to deliver this for September 2021 so the Council doesn't fail in its statutory duty to provide a school place for every child, as such it is recommended that this report be exempt from "call in"
- 24 The amendments to the PFI deed of variation and the confirmation of the uplift to the unitary charge and facilities management costs will form part of a separate approval process.

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

- 25 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.
- 26 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.
- 27 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.

28 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.

### **Does this proposal support the council's 3 Key Pillars?**

Inclusive Growth

Health and Wellbeing

Climate Emergency

29 The 30 place bulge at Allerton High offers additional good quality places in an already "outstanding" setting, to address increasing demand and will contribute towards the achievement of the Child Friendly City aim of 'improving educational attainment and closing achievement gaps for children and young people vulnerable to poor learning outcomes'. In turn, by helping young people into adulthood, to develop life skills, these proposals provide underlying support for the council's Inclusive Growth Strategy aim of growth and investment, helping everyone benefit from the economy to their full potential

30 Providing a high standard of teaching spaces meets 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.

31 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?**

32 There are no other schools capable of expanding on a temporary within the area of need.

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

33 Success will be measured through the successful delivery of the additional accommodation required for September 2021.

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

34 The decision needs to be taken as a matter of urgency and therefore a request has been made for the decision not to be "called in"

### **Appendices**

35 Appendix A - EDCI screening assessment

### **Background papers**

36 None