

Design Cost Report for Horsforth St Margaret's C of E PS ASC Resource Provision

Date: 27 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 £950,000 from capital scheme number 33177/STM/000 to deliver the works associated with creating a 12 place Autism Spectrum Condition Resource Provision (ASC RP) at Horsforth St Margaret's PS.
- The total project cost of £950,000 is inclusive of construction, all project fees, contingency, furniture and equipment and highways work.
- The scheme will be delivered under the City Council's Learning Places Programme and is required to fulfil the Local Authority's statutory duty to ensure sufficiency of school/learning places including Special Educational Needs and Disabilities (SEND) places.
- The scheme contributes to the 2020/2025 Best Council Plan outcomes for everyone in Leeds to 'improve educational attainment and close achievement gaps for children and young people vulnerable to poor learning outcomes'; 'improve social, emotional and mental health and wellbeing' 'help young people into adulthood, to develop life skills and be ready for work' 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'.
- Horsforth St Margaret's 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. A letter of indemnity will be issued in advance of finalising the DoV so works can commence on site in August 2021.

Recommendations

- a) Approve authority to spend and incur expenditure of £950,000 from capital scheme number 33177/STM/000 to deliver the accommodation and supporting works associated with the 12 place ASC RP.
- b) Approve the tender amount of £350,000 and award the contract to Portakabin Ltd. The cost is inclusive of remodelling/refurbishment works, ground works and all associated fees.
- c) Note the programme dates identified in section 17 of this report, in relation to the implementation of this decision, represents the critical path for project success and must be adhered to where possible.
- 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 and uplift to the unitary charge and FM costs are subject to a separate approval process.

Why is the proposal being put forward?

- 1 The Local Authority's has a duty to ensure a sufficiency of school places, which supports the achievement of the Best Council priority to improve educational attainment and close achievement gaps. The strategic drive to keep pupils in mainstream or with enhanced provision in mainstream school is a key priority for the city. To support this there is an identified need for additional Resource Provision places in mainstream schools, particularly for children and young people with complex communication difficulties which are being identified as a consequence of a substantial increase in Education, Health and Care Plan (EHCP) assessments
- 2 The number of children and young people living in Leeds has increased over the past decade, which has resulted in rising demand for both mainstream places and specialist provision places across the city. The demand for special needs places within mainstream schools continues to grow with increases in complex communication difficulties which are being identified because of a substantial increase in Education, Health and Care Plan (EHCP) assessments. Demand for new Resource Provision places to be developed in key locations across the city has resulted in these proposals being brought forward at this time.
- 3 On 10th February 2021, Executive Board approved the proposal to establish a 12-place Resource Provision at Horsforth St Margaret's C of E PS with effect from September 2021 and granted provisional approval for authority to spend (ATS) £1.1m to deliver the works associated with the ASC RP.
- 4 In response to this a 12-place Resource Provision has been developed which will support children with EHCPs to attend local mainstream settings providing both a differentiated curriculum and access to mainstream social and wider curriculum activities. The proposed provision will also benefit other pupils with SEN requirements who will be able to access some of the resources created through the scheme where appropriate. Specialist staff with expertise and skills in ASC will lead the provisions, better providing for pupils sensory and

learning needs and enhancing the quality of provision for pupils with Special Educational Needs. The Resource Provision will cater for all primary year groups (ages 5-11) with the learners being on the roll of Horsforth St Margaret's C of E PS.

5 The works will consist of remodelling and refurbishing an LCC owned modular building through Portakabin UK Ltd. This is the only procurement route available as the building was previously purchased through Portakabin and has been in storage at their factory in York since it was removed from another school site in 2019. As Portakabin has already previously constructed the building and therefore know what materials and specifications it consists of it wouldn't make sense to commission another modular company to carry out the refurbishment works. The following spaces will be created within the building:

- Key Stage 1 base
- Key Stage 2 base
- 2 x breakout spaces
- Sensory room
- Circuits room
- Continuous provision room
- Office
- Kitchenette
- Staff/pupil accessible WC's

What impact will this proposal have?

Wards Affected: Horsforth

Have ward members been consulted?

Yes

No

- 6 The Resource Provision at Horsforth St Margaret's will provide for children with complex communication needs including Autistic Spectrum Condition (ASC). Pupils accessing the Resource Provision will be on the roll of the mainstream school and will spend most of their time in mainstream lessons, accessing additional support as appropriate in relation to their specific needs. The Resource Provisions will incorporate dedicated accommodation in the form of a modular building which is to be located adjacent to the main building.
- 7 A good quality school place also contributes towards delivery of targets within the Children and Young People's Plan such as the 3As strategy to improve attendance, achievement, and attainment.
- 8 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.
- 9 The approval of this report constitutes a Significant Operational Decision and as such will not be subject to 'Call-In'
- 10 This project is subject to planning permission which will be granted under delegated powers.

What consultation and engagement has taken place?

- 11 Consultation has taken place with the Head Teacher and Deputy Head at Horsforth St Margaret's and the school has been heavily involved in design the learning spaces within the ASC RP so that it meets the needs of the children.
- 12 Ward Members and The Executive Member associated with the Learning Places Programme were briefed as part of the statutory consultation process.
- 13 Executive Board approved on 10th February 2021 the proposal to establish a 12-place Resource Provision at Horsforth St Margaret's C of E PS with effect from September 2021 with provisional ATS of £1.1m.
- 14 Consultation has also taken place with key stakeholders such as legal, finance, School Places Programme Board, Programme Risk and Control Group, Good Learning Places Board, LCC PFI team and HCP/Pinnacle the PFI and FM providers for the school.
- 15 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?

- 16 The total cost of £950,000 is inclusive of the remodelling and refurbishment of the modular building, ground works, drainage and service connections, all project fees, furniture and equipment and highways work. The cost will be met through capital scheme number 33177/STM/000.
- 17 Completion of the works detailed herein are essential to meet the current targeted programme dates. Portakabin are currently working with the engineer to better the timescales associated with the ground works and piled solution to the programme dates below are a worse-case scenario.
 - Site set up and preparatory ground works from w/c 9 August
 - Piled foundation work from w/c 16 August
 - Delivery of units 19 September
 - Internal fit out commences w/c 20 September
 - Handover 14 October
- 18 Capital funding and cash flow table – **see breakdown of costs below**

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2021 £000's	2021/22	2022/23	2023/24	2024 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)	0.0					
OTHER COSTS (7)	0.0					
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2021 £000's	2021/22	2022/23	2023/24	2024 On
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	316.0		316.0			
FURN & EQPT (5)	55.0		55.0			
DESIGN FEES (6)	34.0		34.0			
OTHER COSTS (7)	545.0		545.0			
TOTALS	950.0	0.0	950.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	MARCH 2021 £000's	2021/22	2022/23	2023/24	2024 On
			£000's	£000's	£000's	£000's
Basic Need Grant	950.0		950.0			
Total Funding	950.0	0.0	950.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 33177/000/000

Title: BASIC NEED EXPANSIONS 2021/2022

Revenue Effects

- 19 Any additional revenue consequences that may arise because of the project will be managed within the school's budget.

What are the legal implications?

- 20 Executive Board approved the key decision to provide the ASC SRP with the provisional ATS of £1.1m in February 2021. Therefore, the approval of this report constitutes a Significant Operational Decision and as such will not be subject to 'call-in'.

- 21 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?

- 22 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.

- 23 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.

- 24 The ongoing risk potential of labour resource availability and procurement delays as a consequence of the Covid-19 and current supply and demand issues will be closely monitored throughout progress, regardless the programme and cost tolerances noted in this report remain the critical path and every endeavour will be made to adhere to them by the project team. 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 and supply and demand influences at this time and have adjusted accordingly. 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.
- 25 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.
- 26 Completion of the works as detailed in this report is essential to meet the current targeted programme.

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

Inclusive Growth

Health and Wellbeing

Climate Emergency

- 27 The provision of the ASC ARP at Horsforth St Margaret's offers additional good quality specialist places in an already established settings, to address increasing demand city-wide 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.
- 28 The addition of the ASC ARP provision supports the Council's Health and Wellbeing Plan aim of working as a system to ensure people get the right care, from the right people in the right place by ensuring children feel safe and secure within their day to day learning environment, ensuring young people are prepared into adulthood, to develop life skills and be ready for work
- 29 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.
- 30 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?

- 31 The strategic drive to keep pupils in mainstream or with enhanced provision in mainstream school is a key priority for the city. To support this there is an identified need for additional Resource Provision places in mainstream schools, particularly for children and young people

with complex communication difficulties which are being identified as a consequence of a substantial increase in Education, Health and Care Plan (EHCP) assessments.

b) How will success be measured?

32 Success will be measured through the successful delivery of the targeted programme identified in section 17.

c) What is the timetable for implementation?

33 The decision needs to be taken at the earliest convenience to ensure that the scheme can be completed by the planned handover date noted in section 17 of this report.

Appendices

34 Appendix A - EDCI screening assessment

Background papers

35 None