

Allerton High Bulge Works 2021 Tender Acceptance Report

Date: 31 August 2021

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

Report to: The Director of Children & 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 £1,604,447.53 for Allerton High Bulge Works required for September 2021. The overall cost is split into £1,179,814.99 of capital spend and £424,632.54 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 & Families is requested to:

- a) Approve acceptance of the tender submitted via the Leeds Local Education Partnership in the sum of £1,604,447.53 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 £1,179,814.99 of capital spend and £424,632.54 of revenue spend.
- b) Approve entering into a contractual agreement with Leeds D&B One Ltd to deliver the bulge works at Allerton High 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 £1,604,447.53.
- 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 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 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 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 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?

- 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 Consultation with statutory consultees, namely Planning, Landscape, Highways has been ongoing since project inception to reduce the risk regarding planning conditions.
- 14 Ward Members and The Executive Member associated with the Learning Places Programme have also been briefed on the proposal.
- 15 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.
- 16 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.
- 17 Consultation has also taken place with the HCP (Special Purpose Vehicle - SPV) regarding the letter of indemnity approving works in advance of the amendments to the PFI deed of variation (DoV) being completed. This work is being carried out in conjunction with LCC and HCP's legal teams.

What are the resource implications?

- 18 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.
- 19 The tender value of the works is £1,604,447.53 which is inclusive of all other additional fees/services. The overall cost is split into £1,179,814.99 capital spend and £424,632.54 revenue spend.

What are the legal implications?

- 20 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?

- 21 Completion of the work detailed in this report is essential to provide the required accommodation associated with the 30-place bulge cohort by the agreed handover date of 28 September 2021.
- 22 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.
- 23 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.
- 24 A joint risk log has been 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

- 25 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.
- 26 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.

27 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?

28 There are no other schools that can expand on a temporary basis within the area of need.

b) How will success be measured?

29 Success will be measured through the targeted handover date of 28 September 2021 being achieved.

c) What is the timetable for implementation?

30 The decision is required at the earliest convenience.

Appendices

31 EDCI screening document

Background papers

32 None