

Design & Cost Report for Leeds West Academy Permanent Expansion works

Date: 22 October 2021

Report of: Head of Programmes & Projects

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 this report is to seek authority to spend and incur expenditure of £5,269,000 from capital scheme number 33178/LWA/000 to deliver the additional accommodation and external works required to allow the school to permanently expand to a pupil admission number (PAN) of 300 from September 2022. This will create an additional 300 places across Years 7 to 11.
- A previous Design and Cost Report for £356,425 associated with design development fees was approved on 29 July 2020 and is included in the total cost of £5,269,000.
- The overall cost of £5,269,000 is inclusive of construction works, fees and furniture and equipment.
- The permanent expansion works will be self-delivered by White Rose Academies in conjunction with 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 permanent expansion works contribute 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

Recommendations

- a) Approve authority to spend and incur expenditure of £5,269,000 from capital scheme number 33178/LWA/000 to deliver the additional accommodation and external works associated with the permanent expansion of Leeds West Academy to a PAN of 300 from September 2022.
- b) Note the project will be self-delivered by White Rose Academies Trust and overseen by an LCC Project Officer from City Development.
- c) Note that the officer responsible for implementation is the Head of Service Learning Systems in the Children and Families Directorate.

Why is the proposal being put forward?

- 1 An increase in demand for secondary school places has resulted in the need for additional places in the West of the city. In September 2020 and September 2021 Leeds West Academy agreed to take a bulge cohort of 60 places in Year 7 ahead of permanently expanding in September 2022 to manage the on-going pressure of need in this area of the City. Executive Board approved the permanent expansion of Leeds West Academy along with a provisional authority to spend (ATS) of £5,269,000 on 24 June.
- 2 White Rose Academy is self-delivering the internal remodelling works required to create further learning spaces therefore the funds will be transferred over following receipt of paid invoices/valuations. A grant funding agreement has been written by LCC legal team covering the terms and conditions of the funding of which White Rose Academies need to adhere to and confirming the amount of £5,269,000 secured for the expansion works. The academy will be responsible for funding any overspend should the costs exceed the approved figure of £5,269,000. The works are due to commence in October to ensure they are completed for the start of the 2022/2023 academic year.
- 3 This is to be taken as a significant operational decision as a direct consequence of the key decision taken at Executive Board on 24 June 2020.

What impact will this proposal have?

Wards Affected: Bramley & Stanningley

Have ward members been consulted? Yes No

- 4 This proposal will enable Leeds West Academy to expand on a permanent basis from September 2022 to a pupil admission number of 300 per year group, allowing 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.
- 5 The works consist of delivering 3 extensions to the existing wings of the building to create additional general teaching spaces and a science lab an expansion of the dining hall and servery area, a new all-weather pitch and an expansion of the existing changing rooms. The scheme will also create more staff parking on site and consider any off-site highways works that are needed because of the expansion.
- 6 The main contractor works are due to commence on site on 1 November 2021 and the targeted completion date is 8 July 2022. The school will then use the period following handover to decant into the building and set up ready for the start of the 2022/2023 academic year.

What consultation and engagement has taken place?

- 7 Consultation has taken place with key stakeholders at Leeds West Academy and White Rose Academies. Wider consultation has taken place with planning, highways, Ward Members, legal and members of the public as part of the permanent expansion of the school to a pupil admission number of 300 for September 2022.
- 8 LCC has been briefed at the end of each RIBA stage by White Rose Academies and Turner Townsend to demonstrate that the works are in line with BB103 recommendations and to highlight the project has been on budget/programme at each stage of the process to date. Regular briefings will continue to take place throughout the construction process.

What are the resource implications?

- 9 The total cost within the grant funding agreement is £5,269,000 and should this figure increase the school will be responsible for funding the shortfall.
- 10 The cost of £5,269,000 will be funded from capital scheme number 33178/LWA/000 as part of the Learning Places Programme.
- 11 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)	4629.0		1500.0	3036.4	92.6	
FURN & EQPT (5)	190.0		50.0	140.0		
DESIGN FEES (6)	350.0		300.0	50.0		
OTHER COSTS (7)	100.0		50.0	50.0		
TOTALS	5269.0	0.0	1900.0	3276.4	92.6	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2021 £000's	2021/22	2022/23	2023/24	2024 On
			£000's	£000's	£000's	£000's
Basic Need Grant	5269.0		1900.0	3276.4	92.6	
Total Funding	5269.0	0.0	1900.0	3276.4	92.6	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 33178/000/000

Title: BASIC NEED EXPANSIONS 2022/23

Revenue Effects

11 Any additional revenue costs will be funded by White Rose Academies Trust.

What are the legal implications?

12 A licence to carry out the works is required between Leeds City Council (LCC) and White Rose Academies granting permission to carry out the works on site.

13 The approval of this report constitutes a 'Significant Operational decision' as a direct consequence of the key decision taken at Executive Board on 24 June 2020.

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

14 Completion of the work detailed in this report is essential to provide the required accommodation associated with the permanent expansion for September 2022.

15 A 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.

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

Inclusive Growth

Health and Wellbeing

Climate Emergency

16 The permanent expansion of Leeds West Academy offers additional good quality places 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.

17 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.

18 A climate change statement addressing the proposed use of renewables was submitted as part of the planning application and discussed directly with the planning officer during pre-application stage.

Options, timescales and measuring success

a) What other options were considered?

19 Leeds West Academy took a bulge in 2020 and are taking a bulge in 2021 ahead of a permanent expansion in 2022. This school is located within the area of need identified in the West.

b) How will success be measured?

20 Through the successful delivery of the expansion works prior to the start of the 2022/2023 academic year and within the agreed authority to spend figure.

c) What is the timetable for implementation?

21 Works are due to commence on site in October 2021 therefore a decision is required at the earliest opportunity.

Appendices

22 Appendix A – EDCI screening assessment

Background papers

23 None