
Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 5 November 2008

Subject: SHARP LANE PRIMARY SCHOOL – CREATION OF NEW ENTRANCE AND PROVISION OF REMODELING WORKS

Executive Summary

1. Purpose

This report seeks the approval of the Executive Board to proceed with a scheme to create a new entrance and undertake associated remodeling works at Sharp Lane Primary School and to incur the necessary capital expenditure.

2. Main Issues and Options

The Education Capital Programme is in receipt of £2,866,204 from a Section 106 agreement in relation to a new housing development at Sharp Lane. The conditions of the agreement allow for the expansion of an additional single form of entry at Sharp Lane Primary School. Following detailed discussions with local schools and their governing bodies, it is now proposed to use the receipt to fund a package of works at Sharp Lane Primary School and expand the provision of pupil places at Clapgate and Windmill Primary Schools from one and a half form to two forms of entry. Agreement to amend the Section 106 agreement to allow the funding to be used to finance building improvements at all three schools has now been obtained from the housing developer.

This report deals with the proposed scheme at Sharp Lane Primary School to allow it to become the school of first choice for pupils on the new housing development. The proposed package of works will provide a new entrance, improving building access, security and entrance facilities. The works will also include a package of remodeling works that will include the relocation of the ICT suite with the existing library, refurbishment of four toilet/cloakroom areas, provision of a new medical room, improvements to fire exits and additional facilities for extended school and community usage.

3. Recommendations

The Executive Board is requested to:

- a) approve the design proposals in respect of the scheme to create a new entrance and undertake associated remodeling works at Sharp Lane Primary School;
- b) approve the injection of a Section 106 funding contribution, in the sum of £2,866,204, into the approved Capital Programme, and
- c) authorise expenditure of £902,200 in respect of the above scheme from capital scheme number 13624/SHA/000.

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 5 November 2008

Subject: **Design & Cost Report**

Scheme Title SHARP LANE PRIMARY SCHOOL – CREATION OF NEW ENTRANCE AND PROVISION OF REMODELING WORKS

Capital Scheme Number 13624/SHA/000

Electoral Wards Affected:
Middleton Park

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

1.00 Purpose of this Report

1.01 The purpose of this report is to:

- a) seek approval to the design proposals in respect of the scheme to create a new entrance and undertake associated remodeling works at Sharp Lane Primary School;
- b) seek approval to the injection of a Section 106 funding contribution, in the sum of £2,866,204, into the approved Capital Programme, and
- c) seek authority to incur expenditure of £902,200 in respect of the above scheme from capital scheme number 13624/SHA/000.

2.00 Background Information

2.01 The Education Capital Programme is in receipt of £2,866,204 from a Section 106 (S106) agreement in relation to a new housing development at Sharp Lane.

2.02 Following detailed discussions with local schools and their governing bodies, it is proposed that the best way to secure high quality education provision for the area, in the long term, is through refurbishing, remodeling and expansion at the

three primary schools in the area; Sharp Lane, Clapgate and Windmill Primary Schools. The main proposal is to significantly remodel and refurbish Sharp Lane Primary School. It should become the school of first choice for pupils on the new development and needs to be modern and attractive to facilitate this. However, the school currently fills, through the expression of parental choice, with pupils who live closer to both Clapgate and Windmill Primary Schools, which both currently operate as one and a half form of entry schools. It is proposed to deliver the additional single form of entry by an expansion by half a form of entry at both of these schools, to accommodate the local pupils who will not in future be able to gain places at Sharp Lane Primary, ahead of the children on the new housing development who will live closer.

- 2.03 The S106 agreement now includes provision for the 'Education Contribution' to be applied to additional classroom provision and associated infrastructure at Sharp Lane, Clapgate, and Windmill primary schools, and to ensure that all said classrooms are available upon the occupation of 675 Open Market Dwellings on the Property.
- 2.04 This report deals with the proposed scheme at Sharp Lane Primary School. Further reports for the expansions at Clapgate and Windmill Primary Schools will be presented in due course.

3.00 Design Proposals / Scheme Description

- 3.01 The proposed works include the creation of a new 122m² entrance at the south elevation of the school, facing the new housing development, making a clear statement to the new house occupiers that this is their local school. This will radically improve building access, the management of security and enhance the pupil/parents/visitors entrance facilities from the current isolated entrance at the north elevation of the school. The design includes new office and reception facilities, cloakroom and staff/disabled toilet facilities. Canopies are also provided at the front of the school, providing shelter for pupils/parents using the new access facilities directly to each class base.
- 3.02 The proposed works also include 294m² of remodeling works which will greatly enhance the infrastructure of the school. The remodeling works will re-site the current ICT suite with the existing library whilst reinstating the current ICT suite to a class-base (150m²). This will provide a more secure central location within the school whilst enhancing the ICT provision. The works also include refurbishment of four toilet/cloakroom areas (89m²), provision of a new medical room (14m²) and improvements to fire exits, escape routes and general circulation spaces in order to accommodate the new entrance. Additional facilities will be provided for extended school and community usage. Roller shutters will be provided to the outdoor play area to the nursery to improve security.
- 3.03 The City Council's Strategic Design Alliance has been appointed to carry out all pre and post tender design and supervision works. The project will be procured in line with Contract Procedure Rules via a competitive tendering exercise.

4.00 Consultations

4.01 Detailed scheme proposals have been the subject of consultations with Education Leeds officers, the school and the governing body. The scheme proposals have been approved by the Education Leeds Capital Projects Board.

5.00 Implications for Council Policy and Governance

These works will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

Cultural Life:

To enhance and increase cultural opportunities for everyone.

To develop talent.

Enterprise and the Economy

To contribute to the development of a future healthy skilled workforce.

Environment City

Provide a better quality environment for our children.

Harmonious Communities

Contribute to tackling social, economic and environmental discrimination and inequality. To make sure that children and young people have a healthy start to life.

Health and Wellbeing

Contributing to the protection of people's health and support people to stay healthy.

Learning:

Contribute to the development of equal educational achievement between different ethnic and social groups.

Improving numeracy, literacy and levels of achievement by young people throughout the city.

Make sure that strong and effective schools are at the heart of communities.

Promote lifelong learning to encourage economic success, achieve personal satisfaction and promote unity in communities.

Thriving Places

Actively involve the community.

Improve public services in all neighbourhoods

Regenerate and restore confidence in every part of the city.

6.00 Legal and Resource Implications

6.01 Programme

The strategic programme for the proposed works is as follows:

Tenders out:	22 December 2008
Tenders in	04 February 2009
Start on Site	30 March 2009
Practical Completion	28 September 2009

6.02 Scheme Design Estimate

- 6.02.1 Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the second quarter of 2008 as the base date for the cost estimate.
- 6.02.2 The estimated construction cost of the project is £767,700 which equates to an average cost of approximately £1,845 per m². Design fees and associated planning and building regulation costs are estimated at £134,500. This report seeks approval to expend these amounts.

6.03 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MAR 2008 £000's	FORECAST				
			2008/09 £000's	2009/10 £000's	2010/11 £000's	2011/12 £000's	2012 on £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	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MAR 2008 £000's	FORECAST				
			2008/09 £000's	2009/10 £000's	2010/11 £000's	2011/12 £000's	2012 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	767.7			745.6	22.1		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	134.5		60.8	73.5	0.2		
OTHER COSTS (7)	0.0						
TOTALS	902.2	0.0	60.8	819.1	22.3	0.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MAR 2008 £000's	FORECAST				
			2008/09 £000's	2009/10 £000's	2010/11 £000's	2011/12 £000's	2012 on £000's
S106	2866.2		2024.8	819.1	22.3		
Total Funding	2866.2	0.0	2024.8	819.1	22.3	0.0	0.0
Balance / Shortfall =	1964.0	0.0	1964.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 13624/000/000
 Title : Sharp Lane PS New Entrance & Remodeling

7.00

7.01 Any additional revenue costs arising from the proposed scheme will be managed within the school budget share.

8.00 Risk Assessments

8.01 Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractor and continual liaison with the school.

9.00 Recommendations

9.01 The Executive Board is requested to:

- a) approve the design proposals in respect of the scheme to create a new entrance and undertake associated remodeling works at Sharp Lane Primary School;
- b) approve the injection of a Section 106 funding contribution, in the sum of £2,866,204, into the approved Capital Programme and
- c) authorise expenditure of £902,200 in respect of the above scheme from capital scheme number 13624/SHA/000.

10.00 Background Papers

10.01 The background papers referred to in this report are as follows;

- i. Leeds City Council Capital Programme
- ii. Section 106 Town and Country Planning Act 1990 Agreement: Land at Sharp Lane, Middleton, Leeds
- iii. Vision for Leeds 2004-2020