

# Design Cost Report for the Learning Places Programme 'bulge' cohort project at Brigshaw High School

**Date:** 30th June 2022

**Report of:** Project Manager, City Development

**Report to:** Chief Officer, Resources & Strategy

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**

- As a consequence of a rise in the birth rate, new housing developments and increased migration across Leeds, there is a requirement to provide sufficient accommodation in the areas of most pressure as the larger cohorts seen in the primary phase work through to secondary. The increase in teaching provision will support a one off 'bulge' cohort of 30 places, which are not currently available within the area of need. The proposed work seeks to provide the necessary additional provision and is to be delivered under the City Council's Learning Places Programme, which aims to ensure the Local Authorities statutory duties are met with respect to ensuring a school place for every child within the city.
- This report seeks approval to undertake construction works necessary to facilitate the placement of a 30 pupil 'bulge' cohort at Brigshaw High School, with effect from the commencement of the 2022/23 academic year. New accommodation is required to facilitate this, and the historic 'bulge' cohorts placed at the school, which will be provided via a programme of internal remodelling. This project will generate the necessary general teaching space and specialist teaching space, along with essential welfare and supporting space, to accommodate the increased intake at Brigshaw High School.
- The project will be self-delivered by The Brigshaw Learning Partnership, who are the Academy sponsor for Brigshaw High School. The construction figures included herein are based on the competitive tender exercise undertaken by The Brigshaw Learning Trust. As per the scope of works agreed with Leeds City Council at project inception.
- The works will be funded by a grant agreement between Leeds City Council and The Brigshaw Learning Trust, with City Development's Project & Programmes Team providing oversight and support.
- This report seeks approval to incur capital expenditure of £464,356.10 from capital scheme number 33178/BGE/BRI to deliver the identified essential works at Brigshaw High School, necessary to accommodate the 30 place 'bulge' cohort.

- By providing high quality teaching spaces in the area of demand this project will contribute to the 'Best Council Plan 2020 – 2025' aspirations with respect to being a 'Child Friendly City'. Specifically to "improve educational attainment and close achievement gaps for children and young people vulnerable to poor learning outcomes" by providing high quality learning places.

## **Recommendations**

The Chief Officer, Resources & Strategy is requested to:

- a) Authorise the injection of Section 106 funding contributions in the sum of £404,000 into the Capital Programme.
- b) Authorise expenditure of £464,356.10 from capital scheme number 33178/BGE/BRI to facilitate the construction project necessary to deliver the placement of a 'bulge' cohort at Brigshaw High School.
- c) Note that the project will be self-delivered by The Brigshaw Academy Trust, with oversight from City Development's Projects & Programmes Team, on behalf of Childrens & Families.
- d) Approve the 'grant agreement' with The Brigshaw Learning Trust for up to £464,356.10 for them to self-deliver the 'bulge' cohort project at Brigshaw High School, noting that this figure includes an agreed contingency & defined provisional sums which will require approval from both parties to utilise.
- e) Approve the need to enter the associated legal documents necessary to deliver the project.
- f) Note the programme dates identified in section 29 of this report in relation to the implementation of this decision. The final delivery date for this scheme is prior to the commencement of term September 2022.
- g) Note that the officer responsible for implementation is the Head of Service Learning Systems.

## Why is the proposal being put forward?

- 1 The Local Authority has a statutory duty to ensure a sufficiency of school places within Leeds, which supports the aims of the 'Best Council' priorities with respect to improving educational attainment and close achievement gaps. As a consequence of a rise in the birth rate, new housing developments and increased migration across Leeds, there is a requirement to provide sufficient accommodation in the areas of most pressure. Following demographic analysis Brigshaw High School has been identified by the Councils Sufficiency & Participation Team as the preferred location to meet the additional demand for secondary age school places in the Kippax & Methley area. As such a project was initiated to provide the necessary accommodation to allow placement of a 30 pupil 'bulge' cohort at Brigshaw High School, with effect from September 2022.
- 2 Following a site assessment by Leeds City Council's Projects & Programmes Team in November 2021 a scope of works to facilitate the placement of the 'bulge' cohort was agreed with the school management team. As an Academy School it was agreed that the Brigshaw Learning Partnership would develop the project and self-deliver the resulting construction work, within the parameters agreed with Leeds City Council. The project was subsequently developed by the Academy and issued for tender.
- 3 Consultation with the school management team identified that the 'bulge' cohort of 30 pupils to be placed at Brigshaw High School would require the following accommodation; new science lab, new standard classroom, two large flexible use classrooms and an appropriate allocation of furniture, equipment and ICT.
- 4 The key construction activities and outcomes of the project are noted below:
  - a) Conversion of a food technology room into a full science lab.
  - b) Conversion of three offices to create one standard classroom.
  - c) Remodelling of two small ICT classrooms and two small classrooms to create two large flexible / multi-functional classroom.
- 5 The estimate scheme cost is £464,356.10 which includes £307,306 for the tendered construction costs & associated professional fees, £60,000 in identified provisional sums, £30,000 for furniture & equipment / active ICT provision, and £67,050.10 of Authority costs.
- 6 The proposal detailed represents the only viable solution to the 'bulge' accommodation demands at Brigshaw High School. Any alternative delivery model would require the provision of a new teaching block at increased cost and time delay due to planning permission requirements.
- 7 Subject to approval, the project will be part-funded to the sum of £404,000 from Section 106 education contributions, arising from housing development at Station Road, Methley, for which Brigshaw High School is the nearest secondary provision.
- 8 The proposal herein is predicated solely on internal remodelling, as such planning permission is not required. The Academy will adhere to any Building Control requirements and approvals as part of the grant agreement.

**Wards Affected:** Kippax & Methley

Have ward members been consulted?

Yes

No

### **What impact will this proposal have?**

- 9 It is critical that the recommendations within this report are approved at the earliest opportunity to ensure an occupation date of September 2022. As such, approval is required by midday on the 1<sup>st</sup> July 2022 to reduce the risk of non-delivery as much as possible. The programme remains tight and high risk as a consequence. Failure to make the decision in a timely manner will result in late delivery of the accommodation resulting in the Council not meeting its statutory obligations to provide a sufficiency of school places within the City.
- 10 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.
- 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 Officers from Sufficiency & Participation have consulted with Ward Members on the proposed placement of a 'bulge' cohort at Brigshaw High School, with effect from September 2022, on 13<sup>th</sup> June 2022. The Executive Member for Economy, Culture and Education was consulted on the 13<sup>th</sup> June 2022.
- 13 The project has been subject to extensive consultation with the senior school management team for The Brigshaw Learning Partnership. As such the proposed accommodation represents the minimum requirement necessary to facilitate a 30 place 'bulge' cohort at Brigshaw High School.

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

- 14 The estimated scheme cost is £464,356.10 which includes £307,306 for the tendered construction costs & associated professional fees, £60,000 in identified provisional sums, £30,000 for furniture & equipment / active ICT provision, and £67,050.10 of Authority costs.
- 15 The full scheme cost will be met through capital scheme number 33178/BGE/BRI as part of the Learning Places Programme.
- 16 Subject to approval, funding from the project will utilise £404,000 of Section 106 funding allocated to the locality for education purposes. The shortfall between the Section 106 allocation and the project total will be met via Basic Need funding.
- 17 Any additional revenue consequences that may arise as a consequence of the project will be managed within the school's budget.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2022 £000's	FORECAST				
			2022/23 £000's	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
INTERNAL DESIGN FEES (6)	0.0						
OTHER FEES / 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 MARCH 2022 £000's	FORECAST				
			2022/23 £000's	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	290.3		290.3				
FURN & EQPT (5)	30.0		30.0				
INTERNAL DESIGN FEES (6)	144.1		144.1				
OTHER FEES / COSTS (7)	0.0						
TOTALS	464.4	0.0	464.4	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2022 £000's	FORECAST				
			2022/23 £000's	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026 on £000's
Basic Need Grant	60.4		60.4				
Section106	404.0		404.0				
Total Funding	464.4	0.0	464.4	0.0	0.0	0.0	0.0

**Parent Scheme Number:** 33178 000 000

**Title:** Basic Need Expansion 2022/23

### What are the legal implications?

- 18 The approval of this report constitutes a 'Significant Operational Decision' and as such will not be subject to 'Call-In'.
- 19 There are no other legal implications or access information issues arising from this report.

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

- 20 Risk is to be managed through application of 'best practice' project management tools and techniques via the City Council's 'Delivering Successful Change' methodology. Experienced Project Management resource Children's Services Built Environment team will be tasked with ensuring the project remains within the predetermined risk tolerances.
- 21 A programme level risk log has been maintained throughout the project and escalation is via Learning Places 'Programme Risk & Control' Board.
- 22 The following items represent the highest risk to the project at present:
- i. Approval of the recommendations detailed herein, required by close of play 1<sup>st</sup> July 2022 to meet programme, secure contractor resource and lock in material costs. Any delay in granting of the approvals will push programme back and result in a failure to meet the September 2022 opening requirement.
  - ii. Asbestos surveys undertaken to support the feasibility study were completed during an occupied building, as such a level of risk remains once strip out commences. An Asbestos Demolition & Refurbishment survey will be required once the areas are

vacant and the school closed, to ascertain actual location and quantities of asbestos. This has the potential to elongate programme and add cost if unexpected asbestos is uncovered that wasn't previously 'presumed' to be in situ. Any identified asbestos will be removed where necessary and funded from contingency, subject to validity.

- iii. Market inflation has the potential to impact upon the project, with respect to both the tendered cost and any subsequent variations uncovered during construction.
- iv. Labour shortages and residual coronavirus risk may result in delays due to resourcing of the works, currently an unknown quantity.
- v. Global volatility of construction market may result in longer lead-in periods / shortages for key materials.

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

Inclusive Growth

Health and Wellbeing

Climate Emergency

- 23 The 'bulge' cohort project at Brigshaw High School, which is Ofsted rated 'Good', will provide high quality learning places within the locality of need, thus contributing to 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". Providing places close to where children live allows improved accessibility to local and desirable schools places, is an efficient use of resources and reduces the risk of non-attendance, contributing towards the delivery of targets within the Children and Young People's Plan such as our obsession to improve achievement, attainment and attendance at school. In turn, by helping young people into adulthood and to develop life skills, this proposal provides underlying support for the council's ambition to produce a strong economy and a compassionate city.
- 24 By funding high quality education provision, the Authority will be meeting its 'inclusive growth' targets to ensure the wider community benefits from local investment.
- 25 Remodelling and refurbishment of a legacy asset will reduce the project's overall carbon footprint by removing the need to construct new accommodation. Which would have a high carbon footprint due to the potential requirement for high volumes of concrete and the need to import steel, and other key materials, from outside of the UK.
- 26 By providing school places within the epicentre of demand creates the potential for local people to access local schools, therefore promoting achievable sustainable travel as pupils and parents are not having to travel across the city in cars to access school places.

### **Options, timescales and measuring success**

#### **a) What other options were considered?**

- 27 The option detailed herein represented the only technically and commercially viable solution to the 'bulge' cohort requirement at Brigshaw High School. Any alternative solution would be predicated on either constructing a new block or providing temporary modular accommodation. Both alternatives would be impractical due to the costs exceeding the mandated funding envelope and the elongation of programme required. Furthermore, any new build, regardless of construction type, would be subject to a full planning application. This would again push the proposal outside of the critical path for delivery.

28 The only viable alternative option would be to place the 'bulge' cohort at another site, outside the location of the demand. Which in turn would run the risk of not being successful due to being unsuitable and inaccessible for local residents.

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

29 Success will be measured by the delivery of the accommodation in line with the critical path programme dates submitted by the Brigshaw Learning Trust.

30 Delivery within the funding envelope approved herein.

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

31 The project is subject to the following critical milestones:

Date	Milestone
27/06/2022	Submission of final cost plan
w/c 27/06/2022	Review and validation of cost plan
w/c 27/06/2022	Submission of 'design cost report'
01/07/2022	Approval of 'design cost report' and release for implementation
11/07/2022 to 22/07/2022	Mobilisation period
25/07/2022	Site setup
25/07/2022 to 10/10/2022	Construction period
10/10/2022	Building handover
10/10/2023	12-month defect inspection

**Appendices**

32 Equality Impact Assessment Screening Document

**Background papers**

33 None