

# Design Cost Report – Early Works (2) associated with Coop Academy Nightingale SEN Partnership Provision for September 2023

Date: 17 November 2022

Report of: Head of Projects & Programmes

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

- The purpose of this report is to approve authority to spend and incur expenditure of £450,000 from capital scheme number 33471/NTG/000 for a second early works package associated with the creation of a new Special Educational Needs (SEN) partnership provision at Coop Academy Nightingale for September 2023.
- This report represents a significant operational decision and therefore is not subject to call in.
- A previous early works DCR associated with securing the factory slot for the modular units and totalling £450k was approved on 4 November 2022 by the Chief Officer Resources and Strategy.
- The second early works report for £450k needs approving to allow the contractor to place key orders and secure current market rates.
- The new SEN provision at Coop Academy Nightingale contributes to the 2020-2025 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 dedicated SEN provision will provide children with a safe learning environment and quality teaching spaces in which to flourish and thrive.

## Recommendations

- a) Approve authority to spend and incur expenditure of £450,000 from capital scheme number 33471/NTG/000 to allow the contractor to place key orders to ensure the accommodation associated with the SEN provision is delivered for September 2023.

- b) Note the programme dates identified in section 8 of this report and the urgency to ensure the build solution is available from September 2023.
- c) Note that the officer responsible for implementation is the Head of Learning Systems in Children and Families Directorate.

**Why is the proposal being put forward?**

1. There is a growing need for additional partnership places in Leeds. When Coop Academy Nightingale was built in 2015 it was designed so it could easily be expanded should additional primary places be required in future years. It therefore presents an opportunity to create an SEN provision on site linked to the Coop Academy Brierley SEN School which is to be developed on the former Copperfield’s College site in East Leeds and open in September 2024.
2. The proposal is to initially offer 20 partnership places which could increase over time once the provision is fully established.
3. Coop Academy Brierley SEN school which is being delivered by the Department for Education (DfE) was due to open in September 2023 but has been delayed to 2024. A temporary solution for this school is therefore required for one academic year and the proposed build solution at Coop Nightingale Academy will be used for this purpose from September 2023.
4. Once Coop Academy Brierley SEN school has moved into its permanent building in 2024 a partnership provision will be established with Coop Academy Nightingale.
5. The early works package will allow key orders to be placed to ensure the building works can commence on site in February 2023 and the extension is delivered for September 2023.
6. It is an extremely tight programme therefore we need approval at the earliest opportunity to start placing orders.

**What impact will this proposal have?**

<b>Wards Affected: Gipton &amp; Harehills</b>		
Have ward members been consulted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

7. Approving costs associated with scheme code 33471/NTG/000 will enable urgent orders to be placed ahead of the ground works commencing in February 2023.
8. The timescales for delivery of the new building are extremely tight and therefore it is vital this decision is taken at the earliest opportunity to ensure completion of the project for September 2023.

**What consultation and engagement has taken place?**

9. Consultation has taken place with Coop Academies, senior officers in Children’s & Families and City Development, planning, highways and legal regarding the creation of a partnership provision at Coop Academy Nightingale for September 2023.
10. The Executive Member and Ward Members have been briefed and further updates will be provided throughout the process.

**What are the resource implications?**

11. The total capital cost of £450,000 is associated with placing early orders with long lead in times whilst also securing current market rates.
12. The estimated cost range for the overall building project is £3.4m to £3.6m inclusive of construction costs, furniture and equipment, fees, and contingency.
13. The project will be funded through the Local Authority's High Needs Capital Allocation (HNPCA)
14. Completion of the works detailed herein are essential for the SEN accommodation to be delivered for September 2023.
15. Capital funding and cash flow table – **see breakdown of costs below**

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2020 £000's	2020/21	2021/22	2022/23	2023 On
			£000's	£000's	£000's	£000's
LAND (1)	0.0					
CONSTRUCTION (3)	450.0				450.0	
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	42.0				42.0	
OTHER COSTS (7)	0.0					
<b>TOTALS</b>	<b>492.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>492.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2020 £000's	2020/21 £000's	2021/22 £000's	2022/23 £000's	2023 On £000's
LAND (1)	0.0					
CONSTRUCTION (3)	450.0				450.0	
FURN & EQPT (5)	0.0					
DESIGN FEES (6)						
OTHER COSTS (7)						
<b>TOTALS</b>	<b>450.0</b>				<b>450.0</b>	
Total overall Funding (As per latest Capital Programme)	TOTAL £000's					
Basic Need Grant	942.0				942.0	
Total Funding	942.0				942.0	
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Parent Scheme Number: 33471/000/000

### Revenue Effects

16. Any additional revenue costs over and above the agreed funding envelope will be funded directly by the school.

### What are the legal implications?

17. The approval of this report constitutes a 'Significant Decision' and therefore is not subject to call in. A decision needs to be taken at the earliest opportunity.

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

18. Completion of the work detailed in this report is essential to deliver the additional accommodation associated with the future SEN partnership provision and the interim solution for Coop Academy Brierley SEN school from September 2023. Without the extension to Coop Academy Nightingale Children's and Families will not be able to provide a place for 60

vulnerable children and will therefore fail to meet their statutory duty in providing a school place for every child.

19. 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.
20. 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 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, Programme Risk and Control Group and School Places Programme Board.

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

Inclusive Growth       Health and Wellbeing       Climate Emergency

21. 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.
22. A climate change statement will need to be 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?**

23. In terms of the interim solution for Coop Academy Brierley creating a temporary school on the permanent site was considered but ruled out due to the constrained nature of the site and the risk of incurring further delays should the works to the permanent building need to be re-sequenced to accommodate a temporary solution.

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

24. Success will be measured through the successful delivery of the extension to Coop Academy Nightingale for September 2023.

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

25. The decision needs to be at the earliest opportunity to meet the current programme.

### **Appendices**

26. Appendix A - EDCI screening assessment

### **Background papers**

27. None