

Design Cost Report – Co-op Academy Nightingale SEN Partnership Provision for September 2023

Date: 5 December 2022

Report of: Head of Projects & Programmes

Report to: Director of Childrens & 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 approve authority to spend and incur expenditure up to £3.6m from capital scheme number 33471/NTG/000 for the building works associated with the new Special Educational Needs (SEN) partnership provision at Coop Academy Nightingale for September 2023.
- Previous approvals totalling £942k have been approved for this project for initial design fees, to secure the factory slot for the modular units and for the contractor to place keys orders to secure current market prices.
- This report represents a key decision and is therefore subject to call in. The key decision was published on 25 October 2022 and a decision can therefore be taken from 23 November 2022.
- 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 up to £3.6m from capital scheme number 33471/NTG/000, inclusive of previous spending approvals on this scheme, for the building works associated with the new SEN provision for Coop Academy Nightingale from 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 the building works will be self-delivered by Coop Academies and overseen by a Project Manager from Projects & Programmes in City Development.
- d) Note that the officer responsible for implementation is the Head of Learning Systems in Children's and Families Directorate.

Why is the proposal being put forward?

1. There is a growing need for additional partnership places in Leeds. When Co-op 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 new Co-op Academy Brierley special free school which is to be developed on the former Copperfield's College site in East Leeds and open in September 2024.
2. The new 2 storey building on Nightingale Primary will, in the long term, accommodate approximately 20-24 partnership places offering specialised learning environment for primary aged children with additional learning needs. The partnership provision will be delivered and staffed through Co-op Brierley Academy and will provide places for children with an Education, Health and Care Plan who are on their school roll. In addition, the upper floor will provide space for Nightingale Primary to develop a SEN base for pupils on their own school roll.
3. Co-op Academy Brierley special free school, which is being delivered by the Department for Education (DfE), was due to open in September 2023 but has been delayed to 2024. An interim solution for this school is therefore required for one academic year and the proposed build solution at Co-op Nightingale Academy will be used for this purpose from September 2023.
4. Co-op Academy Brierley will provide 56 specialist places from September 2023 at Co-op Academy Nightingale until the school can fully open on its permanent site in September 2024.
5. The buildings works will be self-delivered by the Co-op Academies Trust and overseen by a Project Manager from the Projects & Programmes team to ensure it is delivered on time and within budget.
6. The extension will provide classrooms, groups rooms, a sensory room, office space, a small dining area, 2 hygiene suites and pupil and staff toilets.
7. Planning permission is required for the extension and the application was submitted on 7 October following early pre-application discussions with planning and highways officers. The targeted decision date is 21 December 2022.

What impact will this proposal have?

Wards Affected: Gipton & Harehills

Have ward members been consulted?

Yes

No

8. Approving costs associated with scheme code 33471/NTG/000 will enable the new 2-storey extension to be delivered for September 2023.
9. 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. The target start on site for the ground works is February half term and the modules will be craned into place during the Easter break. The onsite fit out will then be completed in a timely manner to allow the school sufficient time to move into the building before the start of the academic year. The detailed construction programme is currently being finalised.

What consultation and engagement has taken place?

10. Consultation has taken place with Co-op Academies Trust, senior officers in Children's & Families and City Development, planning, highways and legal regarding the creation of a partnership provision at Co-op Academy Nightingale for September 2023.
11. The Executive Member and Ward Members have been briefed and further updates will be provided throughout the process.
12. The Co-op Academies Trust will be conducting a Section 10 public consultation in the near future as the sponsor of the new school.

What are the resource implications?

13. The budget allowance for the project is up to £3.6m inclusive of construction costs, furniture and equipment, fees, and contingency.
14. The project will be funded through the Local Authority's High Needs Provision Capital Allocation (HNPCA) funding. However, Coop Academies will be contributing to the cost associated with the loose furniture and equipment (and there is an allocation for furniture and equipment already within the £3.6m)
15. Completion of the works detailed herein are essential for the SEN accommodation to be delivered for September 2023.
16. Capital funding and cash flow table – **see breakdown of costs below**

| 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) | 900.0 | | 900.0 | | | | |
| FURN & EQPT (5) | 0.0 | | | | | | |
| INTERNAL DESIGN FEES (6) | 0.0 | | | | | | |
| OTHER FEES / COSTS (7) | 42.0 | | 42.0 | | | | |
| TOTALS | 942.0 | 0.0 | 942.0 | 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) | 1800.0 | | 650.0 | 1100.0 | 50.0 | | |
| FURN & EQPT (5) | 141.0 | | | 141.0 | | | |
| INTERNAL DESIGN FEES (6) | 0.0 | | | | | | |
| OTHER FEES / COSTS (7) | 717.0 | | 58.0 | 659.0 | | | |
| TOTALS | 2658.0 | 0.0 | 708.0 | 1900.0 | 50.0 | 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 |
| Government Grant (HNPCA) | 3600.0 | 0.0 | 1650.0 | 1900.0 | 50.0 | | |
| Total Funding | 3600.0 | 0.0 | 1650.0 | 1900.0 | 50.0 | 0.0 | 0.0 |
| | | | | | | | |
| Balance / Shortfall = | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Parent Scheme Number: 33471/000/000
Title: Basic Need Expansions 2023/24

Revenue Effects

17. Any additional revenue costs over and above the agreed funding envelope will be funded directly by the Co-op Academies Trust.

What are the legal implications?

18. The approval of this report constitutes a Key Decision' and will be subject to call in. A decision to approve the recommendations put forward in this report may be taken at the earliest opportunity from the 23rd November this year.

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

19. 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 Co-op Academy Brierley special school from September 2023. Without the extension to Co-op Academy Nightingale Children's and Families will not be able to provide a school place for 56 vulnerable children and will therefore fail to meet their statutory duty in providing a school place for every child.

20. 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.
21. 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

22. 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.
23. A climate change statement will form 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?

24. In terms of the interim solution for Co-op Academy Brierley creating a temporary school on the permanent site for the Department for Education Free School 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 an interim solution.

b) How will success be measured?

25. Success will be measured through the successful delivery of the extension to Co-op Academy Nightingale for September 2023.

c) What is the timetable for implementation?

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

Appendices

27. Appendix A - EDCI screening assessment

Background papers

28. None