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**Report of:** The Chief Executive of Education Leeds  
**To:** Executive Board  
**Date:** 1<sup>st</sup> April 2009  
**Subject:** Bankside Primary School – Construction of New School Accommodation

## Executive Summary

### 1. Purpose

This report seeks the approval of the Executive Board to proceed with the proposed scheme to demolish the existing 2 form entry Bankside Primary School building, and rebuild in a 3 form entry format, and seeks the associated authority to spend of £9,018,900.00

### 2. Main Issues and Options

The Harehills area of Leeds has been undergoing a period of sustained population growth, resulting in an increase in both Harehills Primary and Bankside Primary, from 2 to 3 form entry. The Executive Board report of 11<sup>th</sup> July 2008 highlighted the issues at Bankside Primary in that the school occupies a tight, complex site. In addition, the report detailed the option appraisals process carried out to provide a resolution to the shortfall in accommodation as a result of the increase in the number on role, and the resulting decision to construct a new build school within the grounds of the existing site.

The Executive Board on the 11<sup>th</sup> July 2008 approved the following:

- a) Content of the report submitted.
- b) Approval in principle to the rebuild of Bankside Primary School, subject to the outcome of a two stage tender process.
- c) The project cost envelope of £9,000,000 in respect of construction and fees.

Since July 2008 the first stage of the two stage tender process has been carried out. This has resulted in the appointment of a Contractor who has worked closely with the Council's Strategic Design Alliance in an exercise to develop a detailed design for the new school building, which has now been formally approved by the Bankside Project Board, including representatives from the school.

In order to allow the school to continue delivery of the curriculum during the construction of the new school, a detailed decant strategy has been developed. This involves the demolition of the buildings at the top of the site, remodeling of the buildings to the south of the site, and the use the former Fir Tree Primary School site to house approximately half of the school for the duration of the construction. This will require a number of smaller associated refurbishment projects to ensure the accommodation at both sites is appropriate.

The purpose of this report is to seek approval to proceed with the scheme to allow the appointed constructor to develop and submit the second stage tender, and gain the necessary Authority to Spend for the construction of the new building, the remaining associated refurbishment projects, and associated design and other fees.

### 3. Recommendations

Members of the Executive Board are requested to:

- a) Note the content of this report.
- b) Give approval to proceed with the scheme to construct a new building for Bankside Primary School
- c) Give authority to spend £9,018,900.00 from capital scheme number 14753 and its associated sub schemes.

**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 1<sup>st</sup> April 2009

**Subject:** **Design & Cost Report**

**Scheme Title**      **Bankside Primary School – Construction of New School Accommodation**

**Capital Scheme Number**      *14753/000/000*

**Electoral Wards Affected:**  
 Gipton and Harehills  
 Allwoodley

**Specific Implications For:**

Equality and Diversity	<input type="checkbox"/>
Community Cohesion	<input type="checkbox"/>
Narrowing the Gap	<input type="checkbox"/>

Eligible for Call In

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

**1.00 PURPOSE OF REPORT**

1.01 The purpose of this report is to:

- a) obtain approval to proceed with the scheme to construct a new building for Bankside Primary School;
- b) to seek authority to spend £9,018,900.00 from capital scheme number 14753 NEW/DES/FEA/DEC/SUS.

**2.00 BACKGROUND**

2.01 The review of school places within the Harehills area identified the need to provide additional school places. As a result of this review Harehills Primary was increased from 2 form entry to 3 form entry.

2.02 The existing Bankside Primary School was built as a 2 form entry school in 1989, but the school numbers have risen steadily over the years, the current buildings accommodate 522 children excluding a 52 place Nursery unit. Also on site is the Choto Moni unit which is a children's centre run by Early Years.

2.03 The increase in the numbers of children on site has been accommodated by the addition of temporary classrooms over a number of years. The current position is that there are 8 classes being taught in temporary accommodation. In addition, there are issues with the poor quality of the teaching accommodation, and insufficiency of other areas such as halls and staff accommodation.

- 2.04 In order to provide a permanent solution to the above problems, feasibility study and option appraisals has been completed, and have shown that it is not appropriate to extend and modernize the current building, due to cost, suitability and poor quality of the existing learning environment. The extension of the existing building on a constrained site would not enable the development of the best solution.
- 2.05 After evaluation of the Bankside site it was agreed that the best solution was to demolish the existing 2 form entry building and temporary units, and rebuild in a multi storey 3 form entry design, including a 52 place nursery unit and the Choto Moni Early Years unit.
- 2.06 In July 2008 the Executive Board gave approval in principal to the scheme to rebuild the school in new 3 form entry accommodation within a total cost envelope of £9,000,000. Further to this, on 20 November 2008 the Deputy Director (Commissioning and Resources) approved spend of £81,100 to carry out preliminary works at both Bankside and Firtree Primary to facilitate the decant strategy.
- 2.07 In order to allow the school to continue delivery of the curriculum during the construction of the new school, a detailed decant strategy has been developed. This involves the demolition of buildings at the top of the site, remodeling of the buildings to the south of the site, and the use the former Fir Tree Primary School site to house approximately half of the school for the duration of the construction. In order to facilitate the early development of the decant strategy, a number of small packages of works were developed, including alterations to the south building at Bankside, alterations to the Fir Tree site, ICT and communications works to allow the school to operate on a split site, and highways works to accommodate the decant strategy. A report detailing these works was approved by the Deputy Director (Commissioning and Partnerships) on 20 November 2008.

### **3.00 DESIGN PROPOSALS / SCHEME DESCRIPTION**

- 3.01 The early feasibilities and appraisals identified that there were no benefits in retaining and extending the existing building. Approval was finally given to a two storey design on a constrained site.
- 3.02 The site has lead to a number of constraints which have had a significant impact on the design solution and corresponding construction costs:
- The site is situated on a flood plain – resulting in the raising of floor levels to above possible flooding levels.
  - There is a culvert running through the centre of the site, requiring a legal build-over agreement to be issued with Yorkshire Water Authority.
  - Two storey design solution to enable the external play area to be maximized.
  - In order to limit the disruption to the school, and contain the extent of decant required, the design will need to enable part of the existing school buildings to be retained during construction of the new build.
  - Planning restrictions with regard to adjoining properties and trees within the site.
- 3.03 It is intended that the new school will be housed in a landmark building which will inspire pride in pupils and in the community, designed to exemplar design standards, incorporating transformational features, and a “High Access” standard, having improved facilities for people with disabilities. These features include:
- Fully accessible through increased lift size and inclusion of a care suit
  - State of the art full operating kitchens to contribute to healthy eating

- Toilet, changing and washing facilities designed in such a way to reduce bullying, whilst also providing for issues of modesty, hygiene and cultural requirement
- Academy style flexible teaching spaces
- Enhanced ICT provision and extended infrastructure

3.04 The new building will comprise of the following:

- Foundation unit linking Nursery and Reception classrooms
- Early Years Choto Moni unit incorporated within the new building
- Play decks accessible direct from classroom giving greater play space area
- Suitability features such as ground source heat and solar panels
- Break out areas to classrooms
- Improved ventilation strategy including automatic CO<sup>2</sup> control.
- Both formal and informal play spaces, social areas, dining spaces and toilets designed in response to the childrens' Design Quality Indicator (DQI) workshop.

3.05 During the works, approximately half of the school will be decanted to the Firtree site. Arrangements for bussing the children to the Firtree site are being arranged. Further works to enable half of the Bankside site to be demolished to allow the new build, and allow the south section of building to remain occupied until summer 2010 are to be implemented during the summer of 2009.

3.06 A new school building will also need to address the major initiatives in the construction industry including:

- the promotion of good design in public buildings, along the lines encouraged by the Commission for Architecture and the Built Environment (CABE);
- the development of designs which will minimise the environmental impact of building through various means such as low energy use (BREEAM)
- working to achieve the targets of Rethinking Construction, such as reduced wastage, improved delivery time and better value for money.
- improving access to all by carrying out Equality Impact Assessment.
- Stakeholder participation tools, such as Design Quality Indicators (DQI)

#### **4.00 CONSULTATIONS**

4.01 Detailed consultation continues with Education Leeds and Leeds City Council officers, the school, governors and wider community. The adjoining houses have been informed by posted leaflets, and a public open meeting was held at the school. Consultations on the culvert and flooding issues have also taken place with Yorkshire Water Authority and the Environment Agency.

4.02 The Planning application has led to detailed discussions with Leeds City Council Planners, Highways section, and associated bodies.

#### **5.00 COMMUNITY SAFETY**

5.01 There are no specific implications in this report under Section 17 of the Crime and Disorder Act 1998.

#### **6.00 PROGRAMME**

6.01 The strategic programme of works requiring approval in the report is currently as follows:

Submission of stage 2 prices	-	Mid May 2009
Planning Approval	-	Early May 2009
Start on Site	-	Late July 2009
Practical completion	-	October 2010

## 7.00 SCHEME DESIGN ESTIMATE

7.01 The total floor of the new build is 3,682m<sup>2</sup>. With a projected construction cost of £7,415.000 this equates to a cost of approximately £2015/m<sup>2</sup>.

## 8.00 CAPITAL FUNDING AND CASH FLOW

8.01

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)	81.1		27.5	53.6				
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	0.0							
OTHER COSTS (7)	0.0							
<b>TOTALS</b>	<b>81.1</b>	<b>0.0</b>	<b>27.5</b>	<b>53.6</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

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)	7769.6		53.6	4328.2	3199.0	188.8		
FURN & EQPT (5)	0.0							
DESIGN FEES (6)	1149.3	30.7	270.8	471.8	347.8	28.2		
OTHER COSTS (7)	100.0		64.6	35.4				
<b>TOTALS</b>	<b>9018.9</b>	<b>30.7</b>	<b>389.0</b>	<b>4835.4</b>	<b>3546.8</b>	<b>217.0</b>	<b>0.0</b>	<b>0.0</b>

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	
New Pupil Places	6006.6		222.9	2236.9	3546.8			
Modernisation Primary SCE R	471.5		0.0	471.5				
Modernisation SCE C	2397.6		0.0	2180.6		217.0		
Modernisation Secondary SCE R	93.6		93.6					
Mod All Schools SCE C	30.7	30.7						
SureStart Quality & Access SCE R	100.0		100.0					
<b>Total Funding</b>	<b>9100.0</b>	<b>30.7</b>	<b>416.5</b>	<b>4889.0</b>	<b>3546.8</b>	<b>217.0</b>	<b>0.0</b>	<b>0.0</b>
<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>	<b>0.0</b>	<b>0.0</b>

## 9.00 REVENUE EFFECTS

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

## 10.00 RISK ASSESSMENTS

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

10.02 A Risk Register has been implemented on this scheme.

## **11.00 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE**

11.01 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.

### 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.

## **12.0 COUNCIL CONSTITUTION**

12.01 This report is not exempt from the Call-In of decisions.

## **13.0 COMMENTS OF THE EXECUTIVE OF EDUCATION LEEDS**

13.01 No comments received

## **14.00 RECOMMENDATIONS**

14.01 Executive Board is requested to:

a) Note the content of this report;

b) Give approval to the scheme proposals to rebuild of Bankside Primary School, as described in section 3 of this report;

c) Give authority to incur capital expenditure in the sum of £9,018,900.00 in respect of construction and fees.

## **15.0 BACKGROUND PAPERS**

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

a) Design and Cost Report; 'Bankside Primary School – Provision of Newly Built School', as approved by the Executive board on 16 July 2008;

b) Vision for Leeds 2004-2020