

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 25th August 2010

Subject: Executive Summary

PRIMARY CAPITAL PROGRAMME – WORKS AT RICHMOND HILL, SWILLINGTON, SS PETER & PAUL, GILDERSOME, GREENHILL & OULTON

1. Purpose

This report seeks approval to proceed with new build schools at Richmond Hill, Swillington and SS Peter & Paul Primary Schools, and extension and refurbishment works at Greenhill, Gildersome and Oulton Primary Schools, and seeks authority to incur expenditure of £33,125,500.

2. Main Issues and Options

On 11 June 2008, Executive Board endorsed the Strategy for Change (SfC) submission document, which was subsequently approved by the then DCSF in order to release Primary Capital Programme funding of £19,126.2k for 2009/10 and 2010/11.

The SfC details the proposed strategic approach to renewing primary schools throughout the city within the first four years of the Primary Capital Programme, and details the methodology which has been developed to prioritise schools' needs across three essential criteria: performance, deprivation and Asset Management Planning data.

As a condition of the grant, the DCSF required two core outputs: firstly that 5% of the worst condition buildings will be rebuild or taken out of use, and secondly that a further 45% of primary schools are remodeled or refurbished.

In order to meet this criterion, and using the approved prioritisation methodology, three schools have been selected for complete new build: Richmond Hill Primary School, Swillington Primary School, and SS Peter & Paul Catholic Primary School, Yeadon. A further three schools have been selected for extensions and remodeling/refurbishment: Gildersome, Greenhill, and Oulton Primary Schools.

A further scheme aims to deliver the inclusion agenda in relation to the behaviour continuum by developing inclusive learning centre's in the inner and outer areas of each geographical wedge of the city. This scheme will deliver a Learning Support Unit at Hugh Gaitskell Primary, and was the subject of separate reports approved by the Director of Children's Services on 2nd and 11th June and 16th July 2010 (total scheme value £150.0k).

3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the design proposals in respect of the schemes to new build schools at Richmond Hill, Swillington and St Peter & Paul, and extension and refurbishment works at Gildersome, Greenhill and Oulton.
- b) Inject Governors contribution to scheme of £393,700
- c) Authorise expenditure of £33,125,500 from capital scheme numbers 15178/ RIC, SWI, PET, GIL. GRE & OUL

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 25th August 2010

Subject: Design & Cost Report

Scheme Title PRIMARY CAPITAL PROGRAMME – WORKS AT RICHMOND HILL, SWILLINGTON, SS PETER & PAUL, GILDERSOME, GREENHILL & OULTON

Capital Scheme Number 15178/ RIC, SWI, PET, GIL. GRE & OUL

Electoral Wards Affected:
 Burmantofts & Richmond Hill, Garforth & Swillington, Guiseley & Rawdon, Morley North, Farnley & Wortley, Rothwell,

Specific Implications For:

Equality & 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 of the design proposals in respect of the schemes to new build schools at Richmond Hill, Swillington and SS Peter & Paul, and extension and refurbishment works at Gildersome, Greenhill and Oulton.
- b) Approve injection of Governors contribution to scheme number 15178/PET of £393,700
- c) Seek authority to incur expenditure of £33,503,500 from capital scheme numbers 15178/ RIC, SWI, PET, GIL. GRE & OUL

2.00 Background Information

2.01 The Primary Capital Programme (PCP) is a Government initiative to transform primary schools across the country. The programme commits to renewing at least half of all primary schools by 2022-23. The Primary Capital Programme will encourage and support local authorities to transform teaching and learning in primary schools, with the Children's Plan at its heart. The aim is to create primary schools that are equipped for 21st-century teaching and learning, and are at the heart of their communities with children's services in reach of every family.

- 2.02 On 11 June 2008, Executive Board endorsed the Strategy for Change (SfC) submission document, which was subsequently approved by the then DCSF in order to release Primary Capital Programme funding of £19,126.2k for 2009/10 and 2010/11.
- 2.03 The SfC details the proposed strategic approach to renewing primary schools throughout the city within the first four years of the Primary Capital Programme, and details the methodology which has been developed to prioritise schools' needs across three essential criteria: performance, deprivation and Asset Management Planning data.
- 2.04 As a condition of the grant, the DCSF required two core outputs: firstly that 5% of the worst condition buildings will be rebuild or taken out of use, and secondly that a further 45% of primary schools are remodeled or refurbished.
- 2.05 The SfC was developed through close working with Leeds City Council Children's Services and Early Years. A steering group including Learning Environments, School Organisation, School Improvement, National Strategies, Integrated Children's Services, Resources, and Extended Schools in Education Leeds, and from LCC's Early Years and Children's Services has developed the vision. There has been consultation with a focus group of Headteachers during formulation of the strategy. They have agreed the priorities for the first four years. Furthermore a comprehensive formal consultation has been undertaken with all schools to share the draft Strategy for Change, and 85% of the schools who responded said they agreed with the relative importance and weightings given to the key criteria for allocation.
- 2.06 The SfC identified six main projects which would contribute to the delivery of the two core outputs of rebuilding 5% of the worst condition buildings and remodeling or refurbishment of a further 45% of schools. Richmond Hill Primary, Swillington Primary and SS Peter & Paul Catholic Primary School, Yeadon will be rebuilt, and Gildersome, Greenhill and Oulton Primary Schools will have significant works carried out in the form of extensions and internal remodeling and refurbishment.
- 2.07 A further scheme aims to deliver the inclusion agenda in relation to the behaviour continuum by developing inclusive learning centres in the inner and outer areas of each geographical wedge of the city. This scheme will deliver a Learning Support Unit at Hugh Gaitskell Primary, and was the subject of a separate report approved by the Director of Children's Services on 2nd June, 11th June and 16th July 2010 (Total Authority to Spend approved - £150k).
- 2.08 In addition to funding received by the DCSF under Primary Capital Programme, Education Leeds intends to join up funding from other sources to deliver excellent and sufficient accommodation for pupils throughout Leeds. In July 2009, in order to meet the Council's statutory requirement to provide sufficient pupil places, the Executive Board approved plans to change admission limits at a number of primary schools across Leeds in order to meet increasing demand for primary places for September 2010. Further to this report, the statutory public consultation to prescribed changes at these schools was approved in October 2009. Following consultation and statutory notices, final approval for these expansions was given in May 2010. At the same time Executive Board also approved plans to permanently expand Richmond Hill Primary School from a two form of entry to a three form of entry primary school with effect from September 2012, and Gildersome from a one to a two form of entry primary school with effect from September 2011.
- 2.09 As a wave 1 BSF authority, EL/LCC have an established LEP, Environments 4 Learning comprising partners, Interserve, Mott MacDonald, Barclays and Cambridge Education, and has already commenced to work together to streamline new project procedures for the delivery of business funded from the capital programme under exclusivity and potentially otherwise. The six new build and remodeling schemes considered as part of this report are to be designed and constructed by the LEP and their construction partners Interserve Project Services Ltd under a Term Partnering Contract, set up specifically for the delivery of primary and secondary education building schemes outside of BSF. This partnering arrangement is currently successfully delivering a number of schemes throughout the education estate.

3 Design Proposals / Scheme Description

3.01 Richmond Hill Primary School

The project at Richmond Hill Primary School will deliver a new build 3 form of entry primary school including resourced provision for 16 pupils with Autistic Spectrum Condition, a 26FTE nursery and community room adjacent to the entrance for use between 8am and 6pm.

The school aims to be one of the first primary schools in the country to be designed and constructed to Passivhaus standard. These principles make best use of good daylight design, passive solar and ventilation strategies and an airtight building to minimise both the energy requirements of the building and CO2 emissions.

The school will have a Gross Floor Area of 3967m² and will be constructed on the site of the existing rugby playing fields and upon completion will provide a state of the art educational facility; space for community / extended services use, an ICT suite and three hall spaces that could be accessed out of hours for community use and an adult size competition standard rugby pitch for use by East Leeds Amateur Rugby League Club.

Education Leeds have been in detailed dialogue with the rugby club and Parks and Countryside regarding use of a decant facility for the club during construction. Consultation on the project have been ongoing with the club since June 2009. Consequently Parks and Countryside have carried out drainage and seeding works to a nearby site at Snake Lane which the club are aware will operate as their decant pitch during construction. In order to facilitate use of this site EL have committed to provide spectator barriers and dugouts at the site. In more recent discussions, the option to utilise the Copperfields site has been offered to the club as an alternative, however we are awaiting their confirmation regarding their preference.

The building will be predominantly single storey, with one two storey teaching wing and the staff room centrally on the 1st floor. It is designed to create smaller learning communities in each wing around central multi-purpose learning streets. The Foundation outside play area is enclosed, delivering a 'wrapping arms' design solution in response to the school's ethos and vision.

The building finish will be a mixture of brick and coloured render, with sloping roofs and high level windows to facilitate natural ventilation. External areas will be a mixture of zoned hard play, soft play and habitat areas (and pitch) with each class having access to dedicated outside space.

Swillington Primary School

The project at Swillington Primary School will deliver a new build one form of entry primary school to replace the existing school, including a 26 FTE nursery and dedicated community space. The total gross floor area of the school will be 1472m².

The school aims to be one of the first primary schools in the country to be designed and constructed to Passivhaus standard. These principles make best use of good daylight design, passive solar and ventilation strategies and an airtight building to minimise both the energy requirements of the building and CO2 emissions.

Other design features of the building include an open plan multi-functional spaces in KS1 and KS2 part of the school to allow a number of different activities to be facilitated, providing flexible use. Dedicated outside learning spaces will be provided to allow each classroom direct access to a covered external play area.

SS Peter & Paul Catholic Primary School, Yeadon

The project at SS Peter & Paul will deliver a new build one form of entry primary school to replace the existing school. The total gross floor area of the school will be 1327m².

Design features include the creation of a large multi functional central space proportionally higher ceilings and a clerestory to allow daylight into the space. This space has been designed to function as the heart of the school, accessible for all. The space includes a multi-functional library, group rooms and a design and technology room, with all classrooms and break out spaces accessed from this area. In addition, by providing the option of screening off a smaller portion of the hall also offers flexibility for the school and community use.

Group room 'pods' have also been designed to enable pairs of classrooms to share this resource. Outside Learning Spaces have been created by the inclusion of an 8m band of hard play directly outside the classrooms. Large opening doors and glazing to the classrooms create an inside/outside learning environment, with a larger provision of covered play created for Key Stage 1 children.

The building has been designed to accommodate community access and extended services, with access to the hall and flexible library space. A security line has been created when the classrooms are not operational. The outline proposals have been very well received during public consultations.

As the school is a Voluntary Aided School, there is a requirement that the School Governors contribute 10% of the funding towards the scheme. This report seeks approval to inject £393,700 of funding.

Gildersome Primary School

The project at Gildersome Primary School will deliver a fully refurbished facility with an extension to facilitate the increase from a one to a two form of entry school, including community facilities.

The total gross floor area of the building will be 2212m², incorporating 1060m² of new build modular accommodation. Two existing temporary units in poor condition will be removed through the scheme.

The school is being designed to ensure that major condition issues within the existing building and suitability issues such as undersized classrooms are rectified. The internal layout of the existing building will be completely remodelled to deliver a modern, flexible learning environment. The completed scheme will ensure that there are logical and functional adjacencies. The new facilities will support the introduction of modern ICT facilities into every teaching space, and will support the school's ambitions to adopt 'team teaching' principals.

The building will feature a clear and welcoming entrance, with easy management of visitors by admin/reception. The area will encompass a community facility that can also be easily managed by the reception and zoned off for safeguarding purposes.

Greenhill Primary School

The project at Greenhill Primary School will deliver a fully refurbished and extended 2 form of entry primary school including a 39FTE nursery, and extended service facility. The school will be consolidated in one main building, with the existing key stage 1 block demolished and landscaped to provide a level sports pitch. The total gross floor area of the school will be 2388m², of which 1087m² is new build

The project will create a safe and secure main entrance to the building, which will enable the school to manage safeguarding measures effectively. The extension will encompass a new foundation unit, extended services space, year 1 classrooms, school entrance and offices and small hall. The refurbishment of the main school building will resolve outstanding condition issues and ensure all pupils have access to a safe, warm, watertight environment.

The extension will be built as a single storey, in keeping with the design of the existing building and the topography of the site. Differing levels on site will be managed by the use

of timber retaining walls, which will provide opportunities for planting and the creation of vertical gardens for the pupils. The timber cladding around the existing will be repaired and repainted but the new build element will be distinct, in line with planning advice.

Oulton Primary School

The project at Oulton Primary School will deliver a fully refurbished two form of entry school on the one site, including a 39 FTE nursery, 100m² behavioural unit and extended services facility. The school will be consolidated into one block, with the existing north block being demolished and landscaped to provide sports pitches. The total gross floor area of the school will be 2576m², of which 1410m² is new build.

The design of the proposals embodies the principals of transformational change. The new teaching wing is organised around a multifunctional teaching hub heart space, flanked by circulation. Facilities such as IT and the library will be placed within these areas, defined by furniture and low walls. These spaces will be accessible to all and allow for a variety of learning environments. Adjacent these areas will be small group rooms and 'serviced' spaces contained within pods.

There are outdoor learning areas adjacent all classrooms. The staffroom will be remodelled to provide a separate workroom. A kiosk area within a shared learning area will promote teaching healthy eating to pupils and provide facilities for 'breakfast club'. All existing and new sanitary provisions have been designed to take into account anti-bullying, modesty, hygiene and cultural requirements.

4 Consultations

4.01 This scheme has been the subject of extensive consultations, both during the formulation of the Strategy for Change, and throughout the early design of the schools. Stakeholders consulted include with Education Leeds colleagues from Learning Environments, School Organisation, School Improvement, National Strategies, Integrated Children's Services, Resources, the school and governing body, Leeds City Council, Children's Services and Early Years. Local ward members and residents have also been informed and consulted at various stages of design. Pupils have and continue to be involved in the design development through the Design Quality Indicator (DQI) process.

5 Programme

5.01 The strategic programme for the proposed schemes is as follows:

School	Start on Site	Completion (all phases)
Richmond Hill	January 2011	August 2012
Swillington	November 2010	February 2012
SS Peter & Paul Catholic Primary	December 2010	January 2012
Gildersome	May 2011	June 2012
Greenhill	November 2010	April 2012
Oulton	December 2010	August 2012

6 Implications for Council Policy and Governance

6.01 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.
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.

Scheme Title: Primary Capital Programme
Parent Scheme No: 15178

Scheme will be funded by the following:

Extended Services Grant SCE R (Authority to Spend approved by Executive Board 16th July 2008) – Scheme Number 14777
10% Governors' Contribution to scheme at SS Peter and Paul (to be injected as part of this report)
Primary Capital Programme Grant Funding SCE C Scheme Number 15178
Modernisation SCE R -Scheme Numbers 14168, 14169
New Pupil Places SCE R - Scheme Number 14172 and 14173
Schools Access Initiative SCE R -

9 Revenue Effects

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

10 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.

11 Recommendations

11.01 The Executive Board is requested to:

- a) Approve the design proposals in respect of the schemes to new build schools at Richmond Hill, Swillington and St Peter & Paul, and extension and refurbishment works at Gildersome, Greenhill and Oulton.
- b) Approve injection of Governors contribution to scheme number 15178/PET of £393,700
- c) Give authority to incur expenditure of £33,125,500 from capital scheme numbers 15178/ RIC, SWI, PET, GIL. GRE & OUL.

12 Background Papers

Executive Board Report "Primary Capital Programme Strategy for Change" – approved 11 June 2008

Executive Board Report "Early Years Capital Grants 2008-2011" – approved 16th July 2008

Executive Board Report "Proposed increase in Admissions Limits for September 2010" - Approved 22 July 2009

Executive Board Report "Proposal for Statutory Consultation for the Expansion of Primary Provision for September 2010" – Approved 14 October 2009

Executive Board Report "Proposal for Expansion of Primary Provision in the Richmond Hill Area" – Approved 14 October 2009

Executive Board Report "Proposal for expansion of Primary Provision in the Gildersome Area" – Approved 4 November 2009

Executive Board Report "Outcome of Consultations on the Expansion of Primary Provision at Gildersome Primary School in 2011 and at Richmond Hill Primary School in 2012" – Approved 12 February 2010

Executive Board Report "Outcome of consultation for the Expansion of Primary Provision for September 2010" Approved 12 February 2010

Executive Board Report “Outcome of Statutory Notices for Changes to Primary Provision for September 2010, 2011 and 2012. “ – Approved May 2010

Report to the Director of Children’s Services “Primary Capital Programme – Hugh Gaitskell Primary School – Learning Support Unit” – Approved 2nd June 2010

Report to the Director of Children’s Services “Primary Capital Programme – Hugh Gaitskell Primary School – Learning Support Unit” – Approved 11th June 2010

Report to the Director of Children’s Services “Primary Capital Programme – Hugh Gaitskell Primary School – Learning Support Unit and Internal Modification” – Approved 16th July 2010