

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 14 March 2007

Subject: Harehills Primary School: Provision of Additional Classrooms

Executive Summary

1. Purpose

This report seeks approval to proceed with the proposed scheme to provide additional accommodation at Harehills Primary School. Approval will also be sought to incur the necessary capital expenditure.

2. Main Issues and Options

An increase in the number of primary school age children in the Harehills area of the city has led to an increase in demand for school places at Harehills Primary School. In order to address this demand, the admission limit for the school was temporarily increased from two Form of Entry (2FE) to 3FE for the 2005-06 and 2006-07 academic years.

In response to the increased demand for school places at the school, a further report is also included elsewhere on the agenda which seeks approval to undertake a formal public consultation process to permanently increase the admission number from 2FE to 3FE (60 to 90 pupils).

Currently, the school is housed in a main building and double temporary unit, which has capacity for 2FE. Current pupil projections show that the increase in pupil numbers will result in a phased need for additional accommodation beginning in September 2007, with capacity for three forms of entry not being required until 2011.

This report seeks approval to proceed with an interim solution to provide additional classrooms and associated facilities using modular build as the need for additional capacity arises. It is proposed to provide this accommodation in two phases; the first phase to be completed for September 2007, and the second phase to be delivered by September 2008.

In addition to the main modular build provision contract, it is also proposed to carry out improvement works to the existing school building during the summer holiday period later this year. These works will include the upgrading of the electric supply to the school site, and the formation of additional hall/studio space by removing a wall between two classrooms.

The outcome of the proposed formal public consultation process will determine whether there will be a requirement to permanently increase the capacity of the school to 3FE by 2011 and thereby satisfy long term accommodation requirements.

3. Recommendations

The Executive Board is requested to:

- a) Approve the design proposals and give authority to proceed with the scheme to resolve accommodation issues at Harehills Primary;
- b) Authorise expenditure of £579,700 for the provision of additional teaching accommodation and internal remodeling work from capital scheme number 13286.

Report of: The Chief Executive of Education Leeds

To: Executive Board

Date: 14 March 2007

Subject: **Design & Cost Report**

Scheme Title HAREHILLS PRIMARY SCHOOL – PROVISION OF NEW
ADDITIONAL CLASSROOMS

Capital Scheme Number 13286

Electoral Wards Affected:
Gipton & Harehills

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 to the design proposals in respect of the scheme to provide additional teaching accommodation, together with internal remodeling at Harehills Primary School;
- c) Seek approval to incur expenditure of £579,700 in respect of the above scheme from capital scheme number 13286.

2.00 Background Information

2.01 An increase in primary aged pupils in the Harehills area has led to an increase in demand for places at Harehills Primary School. To respond to this demand, the admission number was temporarily increased to 3FE for the academic years 2005-06 and 2006-07. A further Executive Board report elsewhere on the agenda seeks approval to undertake formal public consultation on an permanent increase in the admission number from 60 to 90 pupils at the school.

2.02 It is anticipated that the future growth in pupil admissions at the school will result in the existing 2FE building having to be increased to a full 3FE by 2011. However it is anticipated that the current accommodation will be insufficient for the projected pupil numbers from September 2007, therefore an interim solution is required pending the

outcome of the formal consultation process. The main building currently has one hall which has to be used for PE, assembly and dining as well as being a main circulation route. In addition, the school currently operates two Key Stage 2 classrooms from temporary accommodation. An increase in pupil numbers will create major pressures on the infrastructure of the school in terms of its capacity, health and safety, and organization of the curriculum. Externally, the school site fails to meet the current DFES guidelines for play space for a 2FE school.

- 2.03 As part of the Option Appraisal process to provide alternative solutions to capacity issues at Harehills Primary and other schools within the area, an alternative solution of an additional 2FE school within the area was investigated; however this was not pursued due to the lack of an available site in the area.
- 2.04 Pending the outcome of the formal consultation process, further feasibility works are currently ongoing to determine a long term solution to the proposed permanent expansion of the school. These include the purchase of other adjacent land to enable the construction of additional accommodation at the school to comply with DFES guidelines. This will be the subject of a future report in due course.

3.00 Design Proposals/Scheme Description

- 3.01 The proposed interim solution is based on the provision of a two storey modular building, including the removal of existing temporary buildings. This solution will be in two phases:
- Phase 1 ground floor (to be complete Sept.2007)
 - 5 classrooms, toilets, 2 small offices and circulation
 - Removal of existing 2 temporary classrooms
 - Internal remodeling of 2 existing classrooms to form additional Hall
 - Upgrade electric supply
 - Phase 2 1st floor addition (to be complete Sept 2008)
 - 4 further classrooms, specialized area, circulation and stairs
 - Lift (provisional)
- 3.02 The building will be designed to take a 2nd storey in Phase 2 and meet all current Building Regulations. The design for Phase 1 will include the provisions to allow for the inclusion of lift in Phase 2. This will be subject to detailed discussions with Building Control and the Council's Access Officer.
- 3.03 Both Phases will be let as one contract, with an option will be built into the contract to delay or cancel Phase 2 should the projected school numbers not mature. A delay may increase costs; this would be linked to the Construction Cost Indices schedule.
- 3.04 Internal remodeling of the existing school building, currently planned in Phase 1, would involve the formation of a large space from two existing classrooms. Located adjacent to the existing school hall, this would alleviate some of the pressures on that facility. These minor works would be let as a separate contract and completed during the school holidays 2007.
- 3.05 The existing school electricity supply will not meet the projected additional demands of the proposed buildings. The service provider YEDL has identified the works required and is currently costing the works. These works could be contained within the summer holidays 2007.

4.00 Consultations

- 4.01 This scheme has been the subject of extensive consultation with all stakeholders including the school and governors, ward members, and the City Council's

Development Department. The school and the governing body has been fully engaged with the design process. The Strategic Design Alliance has been engaged to seek competitive tenders. The full scheme has received approval of the Capital Projects Board and funding has been set aside from the Capital Programme.

5.00 Programme

5.01 The strategic programme for Phase 1 of the proposed scheme is as follows:

Tenders out:	2 nd April 2007
Tenders in	2 nd May 2007
Award Contract	14 th May 2007
Start on Site	18 th June 2007
Practical Completion	24 th August 2007

6.00 Implications for Council Policy and Governance

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.

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.

7.00 Legal and Resource Implications

7.01 Scheme Design Estimate;

Estimated costs for this scheme have been determined by qualified quantity surveyors based on an approved costing system, using the second quarter of 2007 as the base date for the cost estimate.

7.02 The total construction budget for the works is £551,350. The Strategic Design Alliance has been appointed to carry out a Design & Build Contract at an estimated cost

£19,660. Other costs are estimated at £690 for Client Services Unit fees and planning and building regulations in the sum of £7,915.

8.00 Capital Funding and Cash Flow

8.01

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER 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 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	551.4			297.7	192.7	61.0	
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	20.4		12.2	4.1	4.1		
OTHER COSTS (7)	7.9		7.9				
TOTALS	579.7	0.0	20.1	301.8	196.8	61.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2006 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
New Pupil Places SCE R (1247)	579.7		20.1	301.8	196.8	61.0	
Total Funding	579.7	0.0	20.1	301.8	196.8	61.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: 13286/000/000
Title: Harehills Primary – Modular Accommodation

The scheme will be funded from New Pupil Places, SCE R, capital scheme 1247.

8.02 Revenue Effects

Any additional revenue costs will be managed within the school budget share.

9.00 Risk Assessments

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

10.00 Recommendations

10.01 The Executive Board is requested to:

- a) Approve the design proposals for additional accommodation at Harehills Primary School;
- b) Authorise expenditure of £579,700 from capital scheme 13286.