

Appendix A



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Report of the Director of Children Services

Report to the Executive Board

Date: 15 February 2013

Subject: Design & Cost Report for Morley Newlands Primary School – Basic Need

Capital Scheme Number: 16505 NEW 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Morley South	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

- 1 The purpose of this report is to seek approval to incur capital expenditure of £9,396,800 for the design and construction of the new and expanded Morley Newlands Primary School.
- 2 The proposal is to permanently expand Morley Newlands Primary School from its current capacity of 420 pupils to a maximum capacity of 630 pupils plus a 39 place nursery, i.e. 2FE to 3FE, by increasing the Admission Number at the school from 60 to 90 from September 2013.
- 3 The project is being delivered by Children's Services in partnership with Leeds City Council Public Private Partnership Unit (PPPU)

Recommendations

- 4 Members of the Executive Board are requested to:

a) Authorise expenditure of £9,396,800 from capital scheme number 16505 NEW 000 to fund the project to expand and rebuild Morley Newlands Primary School as part of Children's Services Basic Need programme.

1 Purpose of this report

The purpose of this report is to provide background information and detail to Executive Board to support the recommendations contained within this report and to request authority to spend £9,396,800 from capital scheme number 16505 NEW 000.

2 Background information

2.1 NPS Leeds were commissioned during December 2011 to undertake the design of the new school. A feasibility study for this capital project was submitted for approval in June 2012. A planning application was submitted during November 2012. The project is being managed by Children's Services in partnership with PPPU.

2.2 The scope of the project is to design and build a new 3 form of entry primary school and to demolish the existing school buildings to release this land for external hard & soft play, car parking etc. The new school is to be built on the existing playing fields. This will allow the existing facility to continue to operate until such time as the new school is built and becomes operational, thus ensuring continuity of education provision. The proposal is to deliver a new build school with a 39 place nursery with a gross internal floor area of BB99 minus 5% in line with current DfE guidelines.

2.3 The Project Initiation Document (PID) for the school was approved by the Children's Services Project Board in April 2012. The PID was produced to define the project and provides a key mechanism for the induction and co-ordination of those involved in the project at various levels. It addresses the following fundamental aspects of the project:

- What the project is aiming to achieve;
- Why it is important to achieve the stated objectives;
- Who will be involved in managing and delivering the project, and what their responsibilities are; and
- How and when it will be delivered.

2.4 The PID included the following documentation:

- DSC Impact assessment Card which assessed the scheme as "Major";
- Budget Template;
- Project Plan; and
- Initial Risk Register.

3 Main Points

3.1 The following key principles are to be incorporated in the design proposals for the new school:

- To create a school that can accommodate and meet the needs of the widest range of primary school pupils taking into account diversity of gender, disability, race, culture and religion;
- To provide an environment that fully supports the provision of a child-friendly space and the provision and delivery of a child-centered education;

- To create a school that makes best use of new technology to use all forms of energy effectively and efficiently;
- To create a school that makes best use of new materials and technology to enhance the education experience; and
- To create a school that offers primary school children a Total Learning Environment.

3.2 The project has reached 'design freeze'. The estimated scheme cost is £9,396,800. This cost has been provided by Leeds City Council PPPU department. Further information is presented within section 4.4.

3.3 The following table contains the key milestone dates to be achieved as part of the project. The project remains on programme with the new school becoming operational for the beginning of the Autumn term 2014. The additional pupils starting school in September 2013 can be accommodated in the existing school buildings.

Milestone	Date
Design Development of Outline Scheme	March 2012
Appointment of Design Team (NPS)	May 2012
Planning Application Submission	Nov 2012
Invite Tenders	Feb / March 2013
Receipt of Planning Consent	Feb / March 2013
Tender Return	April / May 2013
Contract Signature	May / June 2013
Mobilisation	June 2013
Start on Site	July 2013
Construction Complete	July 2014
Commissioning and Client Training	Summer 2014
School Operational	Sept 2014
Demolition of Existing School & Completion of External Works	Feb '15

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 During each of the design stages for the project consultation has taken place with the following key stakeholders:

- Planning;
- Highways;

- Urban Design;
- Secured By Design; and
- Building Control.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality. An EDCI Screening Assessment has been carried out for the scheme (Appendix A). The screening document has been sent to the Equality Team to be approved and published.

4.3 Council policies and City Priorities

4.3.1 The proposed scheme will fulfil the local authority's statutory responsibility to provide sufficient school places in relation to this area of the city. These works will also contribute towards the modernisation of school buildings within the city thereby helping to raise standards and increase the level of educational attainment amongst school pupils.

4.4 Resources and value for money

4.4.1 The design and construction of the new school building and associated external work is estimated to cost £9,396,800 inclusive of professional fees, internal design fees and contingency.

4.4.2 On 2nd August 2011, the Chief Officer for Strategy, Commissioning and Performance Children Services gave approval under Officer Delegation Scheme (Executive Function) - General delegations to Officers paragraph 2a to incur expenditure in the sum of £57,811.00 for the relocation of temporary accommodation at the school.

4.4.3 Therefore the total project budget is £9,454,600, of which £57,811 has already been approved. This is shown in the table within section 4.5.7

4.4.4 Capital Funding and Cash Flow.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	49.8		49.8				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	8.0		8.0				
TOTALS	57.8	0.0	57.8	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	7239.3			3411.0	3641.2	187.1	
FURN & EQPT (5)	150.0				147.4	2.6	
DESIGN FEES (6)	149.0	0.0	75.0	60.0	9.0	5.0	
OTHER COSTS (7)	1858.5	0.0	472.1	664.8	588.9	132.7	
TOTALS	9396.8	0.0	547.1	4135.8	4386.5	327.4	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2012 £000's	FORECAST				
			2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
Basic Needs Grant	3595.0		57.8	0.0	3209.8	327.4	
Capital Maint Grant	5859.6		547.1	4135.8	1176.7		
Total Funding	9454.6	0.0	604.9	4135.8	4386.5	327.4	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number:16505 000 000

Title: Basic Need 2013/14

4.5 Revenue Effects

4.5.1 Any revenue implications that may arise from this report will be managed within the school budget share.

4.6 Legal Implications, Access to Information and Call In

4.6.1 This decision is a Key Decision and will be subject to Call In.

4.6.2 The Council's Executive Board has the authority to make this decision under powers granted under Part 3 of the Council's Constitution.

4.7 Risk Management

4.7.1 A priced construction risk register is being maintained to ensure that the level of Client contingency is sufficient for a scheme of this type.

4.7.2 A robust survey strategy has been implemented to manage risk and there has been extensive consultation with Planning and Highways colleagues to ensure that the extent of planning conditions can be priced within the current budget estimate.

5 Conclusion

- 5.1 The project to expand and rebuild Morley Newlands Primary School has reached 'design freeze' stage and therefore the design is sufficiently developed to provide a level of confidence that the scheme will remain within budget. The project budget is £9,396,800.

6 Recommendations

- 5 Members of the Executive Board are requested to:
- a) Authorise expenditure of £9,396,800 from capital scheme number 16505 NEW 000 to fund the project to expand and rebuild Morley Newlands Primary School as part of Children's Services Basic Need programme.

7 Background documents¹

- 7.1 None.

The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.