

A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet
Council

21st June 2011
28th June 2011

Name of Cabinet Member:

Cabinet Member (Education) Councillor Kelly

Director Approving Submission of the report:

Director of Children, Learning and Young People

Ward(s) affected:

Wainbody; Bablake; Lower Stoke; Binley & Willenhall

Title:

Increasing Pupil Places Programme 2011 and 2012: Grange Farm, Allesley, Sacred Heart and St Bartholomew's Primary Schools.

Is this a key decision?

Yes

This matter affects more than 2 electoral wards and proposes expenditure of over £500,000 in one year

Executive Summary:

The Increasing Pupil Places Programme 2011 and 2012 involves sixteen schools. This report seeks approval to the proposals and capital funding for four of these schools: Grange Farm, Allesley, Sacred Heart and St Bartholomew's. An Official Journal of the European Community (OJEU) tender process was carried out June – September 2010 to select a consultant design team and partnering contractor. ID Partnership (lead consultants) and Wates Construction (partnering contractor) have developed the extension proposals in collaboration with key stakeholders. Planning applications for Grange Farm and Allesley were submitted in February and April 2011 respectively and it is intended that an application for Sacred Heart will be submitted in June. Construction works will be completed in time for the schools to increase their intake capacity from September 2012. The extension project to St. Bartholomew's Church of England voluntary aided school is being managed by the Diocesan Board of Education.

The costs based on the scheme design proposals are to be funded by a mixture of existing & future Central Government allocations & other grants. Should there be a shortfall in future allocations this will be met from Prudential Borrowing.

Recommendations:

Cabinet is requested to:

1. Approve plans for the extensions and modifications to Grange Farm Primary School and Allesley Primary School
2. Approve total potential capital expenditure by the City Council.
3. Approve Prudential Borrowing should future Central Government allocations be insufficient to fund the above expenditure, noting that the annual loan repayments will be funded by Dedicated Schools Grant – subject to the approval of Schools Forum.

List of Appendices included:

Appendix 1 – Grange Farm Primary School – Layout Drawings
Appendix 2 – Allesley Primary School – Layout Drawings
Appendix 3 – Sacred Heart Primary School – Layout Drawings

Other useful background papers:

- a) November 2009 Report to Cabinet member (Children Learning and Young People)
- b) March 2010 - Report on the Consultation to Expand 17 Primary Schools for 2011 and 2012
- c) November 2010 - Increasing Primary Pupil Places Programme 2011 & 2012 – Proposals for additional land at Stoke Heath and Allesley
- d) June 2010 – Proposed Expansion and Change to Admission Numbers for 14 Primary Schools for 2011 and 2012 – Determination of Statutory Notices.

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

Yes – 28th June 2011

Report title: Increasing Pupil Places Programme 2011 and 2012: Grange Farm; Allesley; Sacred Heart and St Bartholomew's Primary Schools.

1. Context (or background)

1.1 In November 2009 the City Council reported on consultation arrangements and authorised procurement to commence for extending primary schools to meet the requirements of the Increasing Pupil Places Programme 2011 and 2012. Following OJEU notices for a partnering design team, six architect-lead teams were invited to submit tenders. Headteachers and Governors formed part of the interviewing panel to select the successful team. ID Partnership (lead consultants) were appointed in September 2010. A partnering contractor was also selected following an OJEU notice and invitation to six contractors to submit tenders. Headteachers and Governors took part in the interview process and Wates Construction Ltd were appointed in September 2010. The design team have developed the proposals for each school following consultation with the school, governors, staff, pupils and the community. Details of the accommodation to be provided, room sizes and how they interconnect with the existing accommodation were agreed by the partnering team in accordance with DfE Building Bulletin 99 briefing framework for Primary School Projects and area guidelines for schools.

2. Options considered and recommended proposal

2.1 Grange Farm Primary School is to increase from a 1FE (admission number of 30) to 2FE (admission number of 60). A two story teaching block is proposed which will incorporate 8 additional classrooms together with a number of group rooms and welfare facilities. There will also be a single storey link block connecting new with existing which will provide a further two classrooms. The quantity of classrooms is in excess of that strictly required for a 2FE, however, as part of this scheme we are resolving a number of circulation issues, forming a small hall and creating a new entrance to the school. These works result in the loss of two existing classrooms and the staffroom, all of which need to be replaced as part of the project. There will also be an element of remodelling to the existing school to provide suitable administration and office facilities. External works involve a new car park, extensions to playgrounds and some shading canopies. The proposals are illustrated in Appendix 1.

2.2 Allesley Primary School is to increase from a 1.5FE (admission number of 45) to 2FE (admission number of 60). A single story teaching block is proposed to the North of the site which will incorporate two new reception classrooms, a nursery facility and associated welfare facilities. There will also be a single storey extension to the South of the site to provide a small hall, kitchen, administration areas and offices. There will also be an element of remodelling to the existing school to resolve circulation issues. External works involve a new car park, extensions to playgrounds and some shading canopies. The proposals are illustrated in Appendix 2

2.3 Sacred Heart Catholic Voluntary Aided Primary School is to increase from a 1.5FE (admission number of 45) to 2FE (admission number of 60). A single story teaching block is proposed to the North West of the site which will incorporate four new classrooms with associated welfare facilities. The scheme also requires the demolition of a vacant temporary building previously used for pre-school. There will also be an element of remodelling to the existing school to resolve under-sized classrooms and circulation issues. External works involve some shading canopies and some additional playground for the early years pupils. There are a number of substantial trees present on the site, some of which will need felling in order to make way for the extension. The proposals are illustrated in Appendix 3.

- 2.4 St Bartholomew's C of E VA Primary School is to increase in size from 1.5FE to 2FE or 60 pupils per year with effect from September 2012. The extension currently proposed is for KS 1 (reception and infant classes only). The works comprise new classrooms to the KS1 area and an element of internal remodelling. A further extension will be required for the junior classrooms in three years time ready for September 2015. This project is being managed by the Diocesan Board of Education for the trustees.

3. Results of consultation undertaken

- 3.1 The responses to consultation to extend these four schools were set out in the March 2010 Report on the Consultation to Expand 17 Primary Schools for 2011 and 2012.

4. Timetable for implementing this decision

- 4.1 Subject to the approval of this report and the planning applications, it is envisaged that the construction works will be timetabled as follows:

- Demolition works at Sacred Heart – August 2011
- Start on site at Grange Farm and Allesley – July 2011
- Start on site at Sacred Heart – October 2011
- Start on site at St Bartholomew's – September 2011
- Complete and handover Grange Farm – May 2012
- Complete and handover Allesley – February 2012
- Complete and handover Sacred Heart – May 2012
- Complete and handover St. Bartholomew's – March 2012

5. Comments from Director of Finance and Legal Services

5.1. Financial Implications

It should be noted that only some of the necessary funding has been secured. In the light of the recent James Review report on Education Capital, despite there seeming to be provision made nationally for future allocations, there is still a great deal of uncertainty surrounding what will be made available to individual Local Authorities, and how. As such Prudential Borrowing will be used to fund the remaining funding need should sufficient future allocations not be forthcoming. The repayments for any borrowing would be funded by Dedicated Schools Grant – subject to the approval of Schools Forum.

The Government through the LCVAP capital funding provides a maximum of 90% of the cost of approved projects. The City Council has deemed it necessary to expand VA schools to meet the increasing pupil numbers throughout the city. Under normal circumstances schools would provide the further 10%. However, due to the amounts involved, this report requests that members approve a 10% contribution towards these schemes funded by the City Council.

In addition, the LCVAP allocation for 2011/12 is not sufficient to completely fund the proposed works at Sacred Heart and St Bartholomew's after taking in to account other key schemes that are required as part of the LCVAP condition programme. There is currently no LCVAP allocation for 2012/13 although it is anticipated that similar funding levels will be allocated nearer the time. In order for the schemes to enter in to a formal contract the City Council must provide evidence that sufficient resource has been allocated. The City Council is therefore required to underwrite the profiled spend for the next financial year on the basis that there may not be an LCVAP allocation for 2012/13.

The Local Authority currently receive annual revenue funding for schools, and school-related services (i.e. funding for employee costs, running costs etc), based on the level of city wide pupil numbers at the January count date. This funding will therefore reflect increases/decreases in city wide pupil numbers.. Funding is delegated to schools via the Fair Funding Formula, approximately 75% of this is based on pupil numbers.

5.2 Legal implications

5.2.1 The Council has undertaken a procurement under the Public Contracts Regulations 2006 to select the contractor for the works as required under the rules for contracts. As referred to earlier in this report Wates Construction has been selected.

5.2.2 There has been a village green application on land adjoining Grange Farm School but the Council as landowner has rejected the application and the application is being referred back to Planning Committee with a recommendation for refusal as the land is already held as open space under the Open Spaces Act 1906. The Council needs to obtain the relevant planning permissions for the works. It will then enter into the appropriate contractual arrangements for the construction of the extensions to the community and catholic schools in line with the requirements of the Council's rules for contracts and the procurement process.

5.2.3 The Council has a duty to provide sufficient schools that are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education [Education Act 1996 s14]

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

6.1.1 Local Authorities have a statutory duty to ensure sufficient school places are available to meet local needs. The implementation of these extensions will increase the places for reception pupils by an additional 75 places for September 2012.

6.2 How is risk being managed?

6.2.1 The construction costs are based on scheme design stage information and until the target cost is agreed on the detailed design information there is a risk that they may increase. A design contingency is included to manage this. Project risk registers are in place for the duration of the design development and construction.

6.3 What is the impact on the organisation?

6.3.1 The Schools that are being extended will plan to recruit additional staff as pupil numbers increase each year until they reach maximum capacity.

6.4 Equalities / EIA

6.4.1 Consultation has been undertaken with the Deaf Society to ascertain their opinions on how primary schools should be designed. The principals of these discussions have been applied to the designs for all four projects and if possible, the recommendations have been incorporated within the final schemes.

6.5 Implications for (or impact on) the environment

6.5.1 The DCFS require all primary school major new building and refurbishment projects valued at over £500,000 to achieve at least a 'very good' BREEAM rating (Building Research Establishment Environmental Assessment Method). Areas of measurement are management, energy use, health and wellbeing, pollution, transport, land use, ecology, materials and water. Preliminary assessments have been carried out for Grange Farm and Allesley which indicate that each of the extensions can meet this level. The schemes will incorporate solar shading, high levels of natural light, control of internal lights to minimise usage, use of materials and components with zero Volatile Organic Compound's and no CFC's, high levels of insulation. The tight timescales involved with Sacred Heart prohibit a full BREEAM assessment, however, the designs have been progressed utilising the principles of the same.

6.6 Implications for partner organisations?

The Diocesan Authorities have agreed the priority use of LCVAP funding in 2011/12 and future years will need to support the requirement for additional places despite a considerable need for condition work across the VA school estate and the replacement of temporary classrooms at St Thomas More Catholic Primary School.

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Legal: Clarissa Evans	Commercial Team Manager	Finance & legal	13 th May 2011	19 th May 2011
Director: Colin Green	Director	Children Learning and Young People	23 rd May 2011	24 th May 2011
Members: Councillor Kelly	Cabinet Member	-	7 th June 2011	9 th June 2011

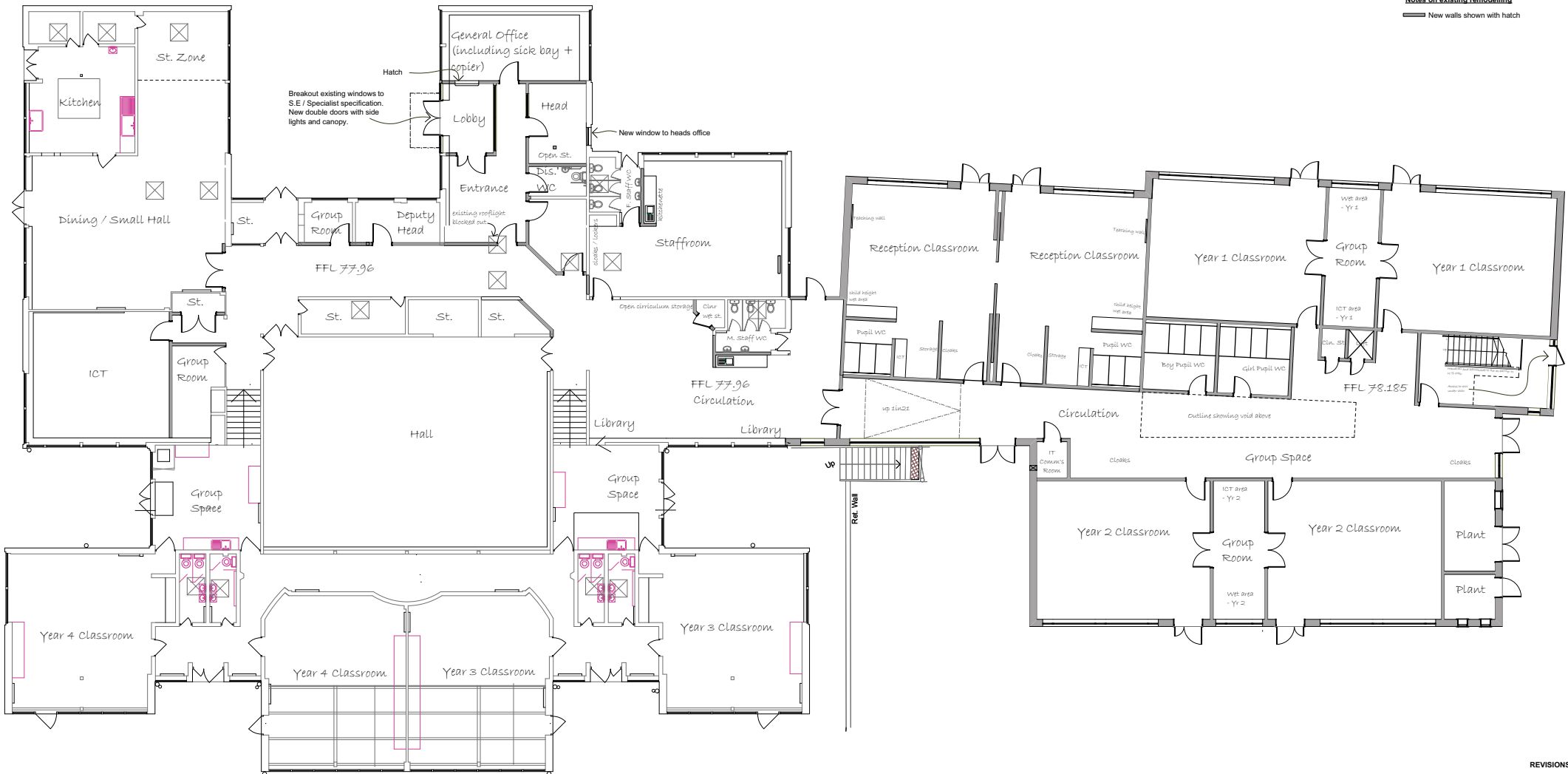
This report is published on the council's website:

www.coventry.gov.uk/meetings

Existing Ground Floor Grange Farm Primary School

Proposed Ground Floor Grange Farm Primary School

Notes on existing remodelling
New walls shown with hatch



REVISIONS

Planning



Proposed Ground Floor

27 SPON STREET, COVENTRY, CV1 3BA TEL:- (024) 76527 600 FAX:- (024) 76520 424 E-mail:- info@idpartnership-midlands.com Web:- www.idpartnership.com MIDLANDS - Coventry NORTHERN - Newcastle SCOTLAND - Glasgow IRELAND - Dublin LONDON - Tower Bridge

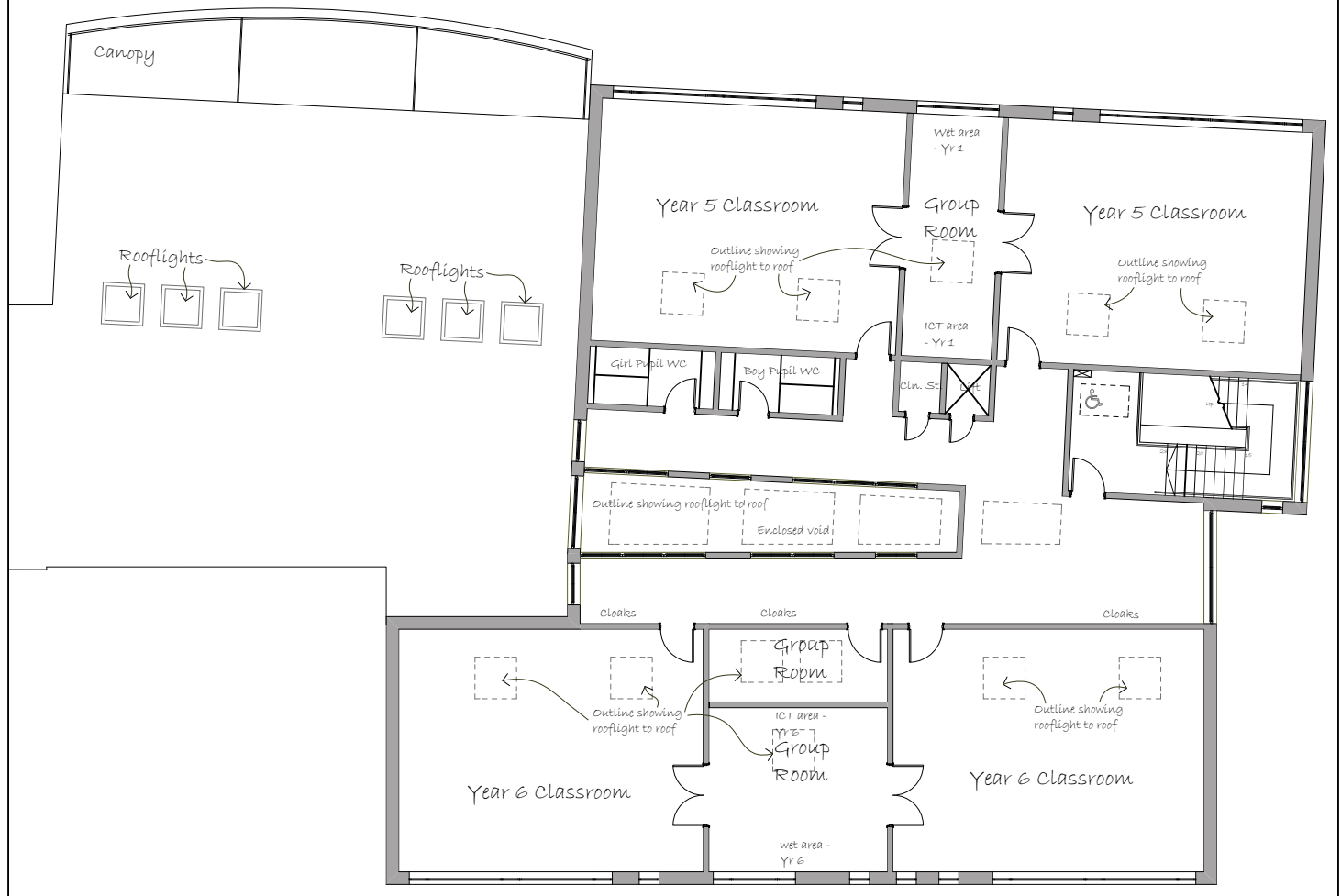
ARCHITECTURE | REDEFINED

ARCHITECTURE | URBAN DESIGN | MASTERPLANNING | INTERIOR DESIGN | CDM CO-ORDINATION | PROJECT MANAGEMENT | VISUALISATION

SCALE @ A1 1:100
 DATE Feb 2011
 DRAWN TMH
 CHECKED

CLIENT Coventry City Council
 JOB TITLE Grange Farm Primary School
 DRAWING TITLE Proposed Ground Floor
 DRAWING NO. C1089.2 / 125

Proposed Ground Floor Grange Farm Primary School



REVISIONS

Planning

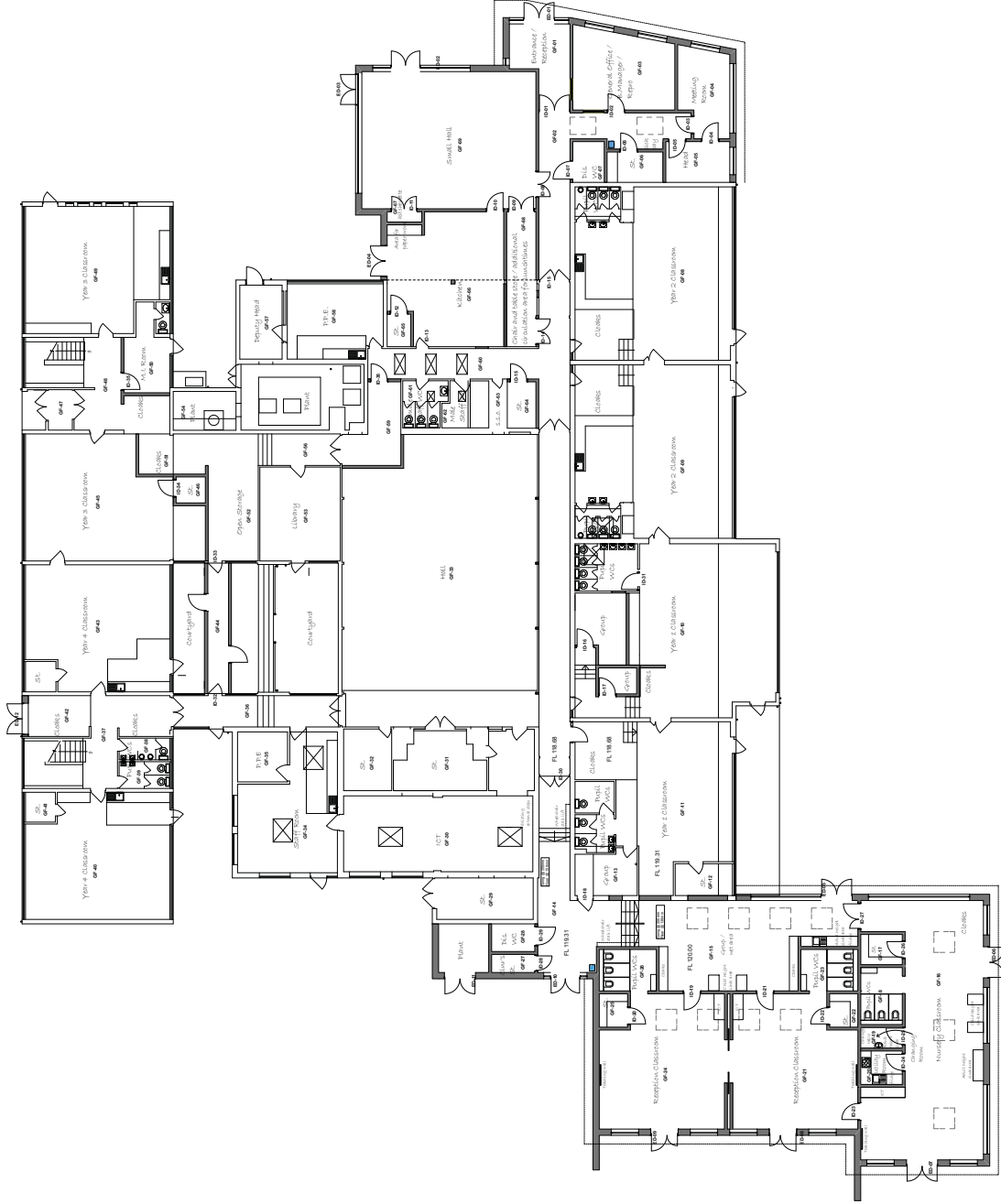


Proposed First Floor

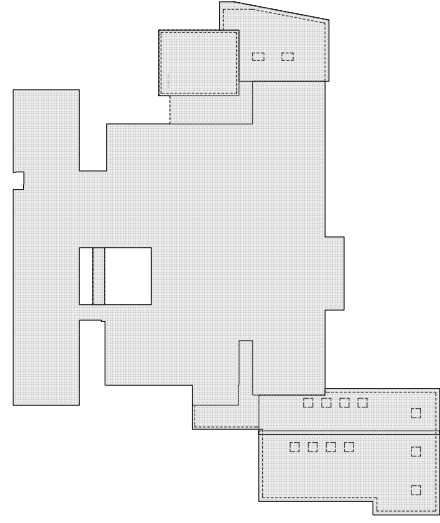
27 SPON STREET, COVENTRY, CV1 3BA TEL:- (024) 76527 600 FAX:- (024) 76520 424 E-mail- info@idpartnership-midlands.com Web- www.idpartnership.com
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SCALE @ A2 1:100
 DATE Feb 2011
 DRAWN TMH
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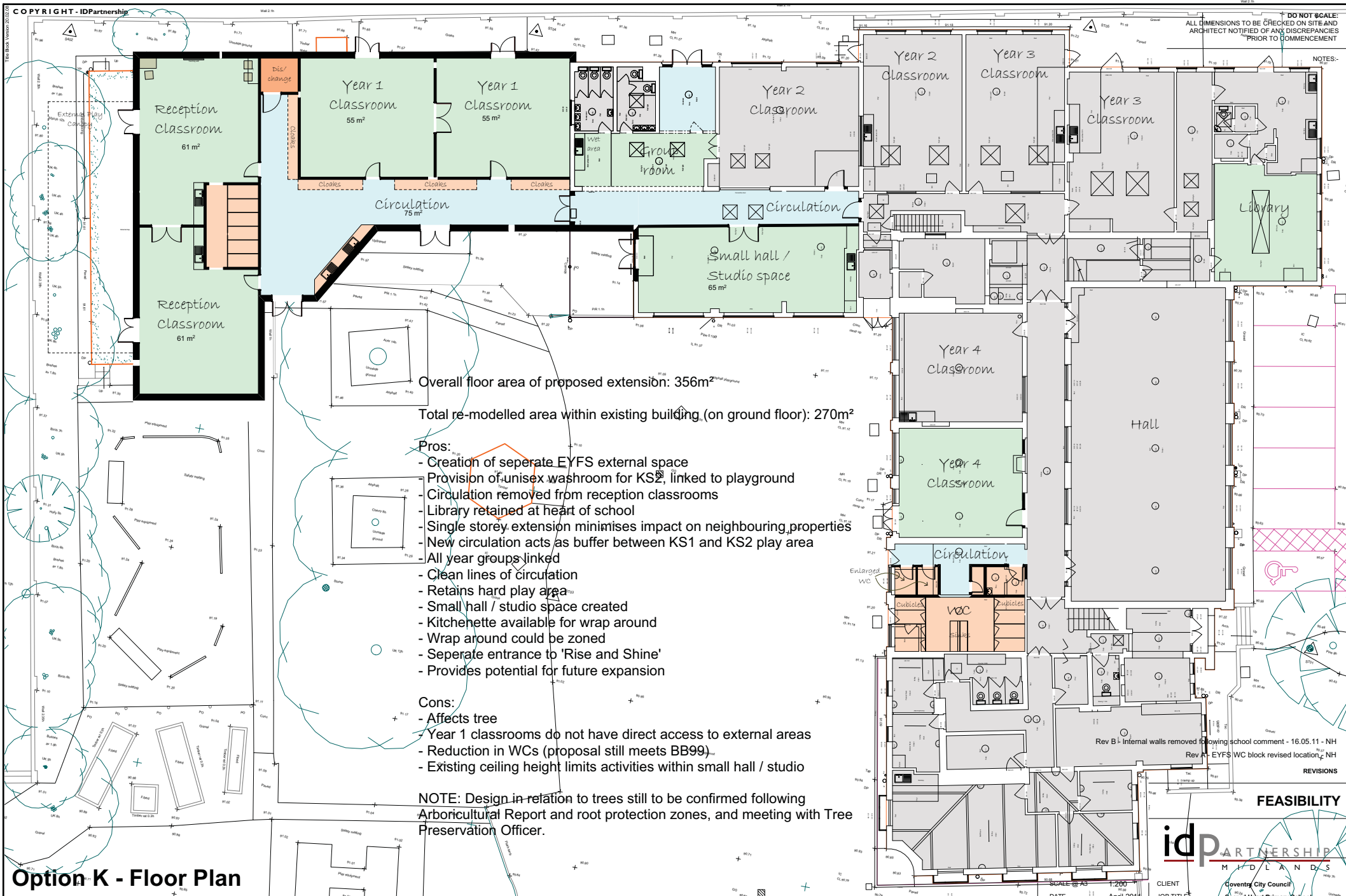
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 JOB TITLE Grange Farm Primary School
 DRAWING TITLE Proposed First Floor
 DRAWING NO. C1089.2 / 126



Ground Floor - 1:100



Roof plan - 1:250



Overall floor area of proposed extension: 356m²

Total re-modelled area within existing building (on ground floor): 270m²

Pros:

- Creation of separate EYFS external space
- Provision of unisex washroom for KS2, linked to playground
- Circulation removed from reception classrooms
- Library retained at heart of school
- Single storey extension minimises impact on neighbouring properties
- New circulation acts as buffer between KS1 and KS2 play area
- All year groups linked
- Clean lines of circulation
- Retains hard play area
- Small hall / studio space created
- Kitchenette available for wrap around
- Wrap around could be zoned
- Separate entrance to 'Rise and Shine'
- Provides potential for future expansion

Cons:

- Affects tree
- Year 1 classrooms do not have direct access to external areas
- Reduction in WCs (proposal still meets BB99)
- Existing ceiling height limits activities within small hall / studio

NOTE: Design in relation to trees still to be confirmed following Arboricultural Report and root protection zones, and meeting with Tree Preservation Officer.

Rev B - Internal walls removed following school comment - 16.05.11 - NH
Rev A - EYFS WC block revised location - NH

REVISIONS

Option K - Floor Plan

FEASIBILITY

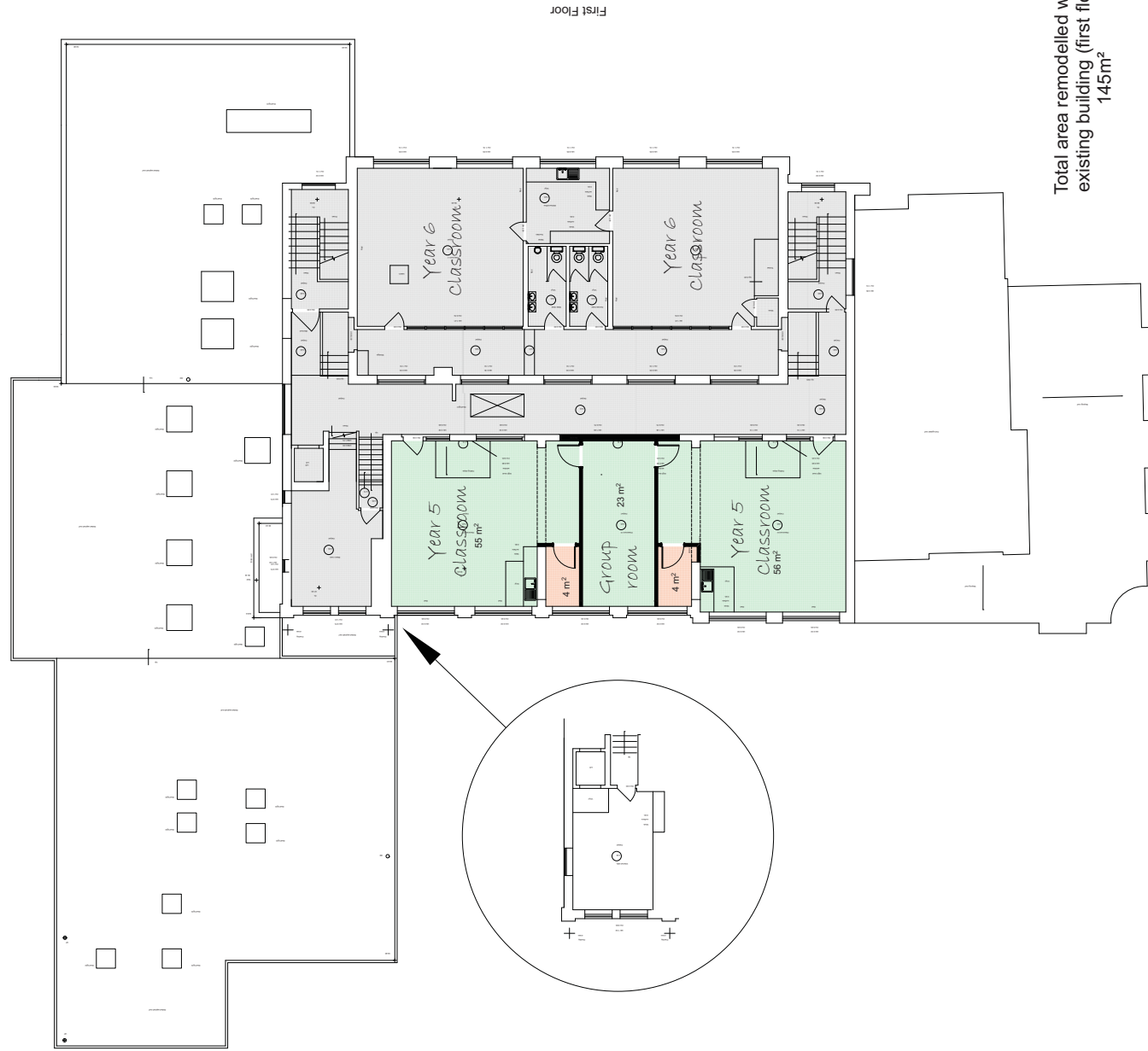


CLIENT: Coventry City Council
JOB TITLE: Sacred Heart Primary School
DRAWING TITLE: Option K - Floor Plan
DRAWING NO.: C1089.3 / SK23B

SCALE: A3 1:200
DATE: April 2011
DRAWN: JUH
CHECKED:

DO NOT SCALE:
ALL DIMENSIONS TO BE CHECKED BY ARCHITECT PRIOR TO COMMENCEMENT

NOTES:-



Total area remodelled within existing building (first floor): 145m²

FEASIBILITY



CLIENT: Coventry City Council
 JOB TITLE: Sacred Heart Primary School
 DRAWING TITLE: First Floor Layout
 DRAWING NO.: C1089.3 / SK26A

SCALE @ A3: 1:200
 DATE: April 2011
 DRAWN: J.H.
 CHECKED:

MIDLANDS - Coventry | NORTHERN - Newcastle | SCOTLAND - Glasgow | IRELAND - Dublin | LONDON - Tower Bridge
 ARCHITECTURE | URBAN DESIGN | MASTERPLANNING | INTERIOR DESIGN | CDM CO-ORDINATION | PROJECT MANAGEMENT | VISUALISATION

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First Floor Layout

ARCHITECTURE | REDEFINED

Option 1 removed
REVISIONS